

4265 WARRANTY DEED (INDIVIDUAL) Vol. M-8 / Page 16214

MARIE J. SNIDER

JOSE M. VALDEZ and LOIS I. VALDEZ, husband and wife, hereinafter called grantor, convey(s) to
 of Klamath, State of Oregon, described as: all that real property situated in the County
 (See attached "Exhibit A" for legal description)

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except
as listed on attached "Exhibit A" which is by this reference made a part hereof
 and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.
 The true and actual consideration for this transfer is \$ 40,900.00.

Dated this 11 day of September, 19 81.

Marie J. Snider
 MARIE J. SNIDER

STATE OF OREGON, County of Klamath) ss.

On this 11 day of September, 1981, Marie J. Snider personally appeared the above named
 instrument to be her voluntary act and deed.

Before me:

Julie
 Notary Public for Oregon

My commission expires: _____

- * The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.
 ** If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

WARRANTY DEED (INDIVIDUAL)

Snider

TO

Valdez

STATE OF OREGON,)

County of _____) ss.

I certify that the within instrument was received for record
 on the _____ day of _____, 19____,
 at _____ o'clock _____ M. and recorded in book _____
 on page _____ Records of Deeds of said County.

Witness my hand and seal of County affixed.

 Title

By _____ Deputy

After Recording Return to:
 Mr. and Mrs. Jose M. Valdez
 Star Route 1, Box 1194
 Chiloquin, OR 97624
 SEND TAX STATEMENTS TO:
 Klamath First Federal
 540 Main Street
 Klamath Falls, OR 97601

A parcel of land situated in the NE $\frac{1}{4}$ of Section 17, Township 35 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at the point of intersection of the Northerly line of Government Lot 7 of said Section 17 and the Northwesternly right of way line of the Williamson River-Chiloquin State Highway; thence South 35° 29' 10" West along said Northwesternly right of way line of said State Highway 150.00 feet; thence leaving said Northwesternly right of way line of said State Highway South 29° 23' 16" West, 359.43 feet; thence North 35° 29' 10" East, 150.00 feet to a point on said Northerly line of Government Lot 7; thence North 89° 23' 16" East along said Northerly line of Government Lot 7, 359.43 feet to the point of beginning.

1. The rights of the public in and to that portion of the above property lying within the limits of roads and highways.

2. An easement created by instrument, including the terms and provisions thereof

Dated : May 26, 1967
Recorded : June 2, 1967 Book: M-67 Page: 4143
In favor of : Pacific Power and Light Company
For : Transmission and distribution of electricity
(No exaction location given)

3. Easement, including the terms and provisions thereof

Dated : June 7, 1978
Recorded : June 9, 1978 Book: M-78 Page: 12295
Between : Merle W. Snider and Marie J. Snider, grantors,
and Daniel J. Carr and Nancy M. Carr, grantees
For : Pipeline to take water from well located on
the grantors' land to the grantees' land

4. Trust deed, including the terms and provisions thereof, with interest thereon and such future advances as may be provided therein, given to secure the payment of \$28,000.00

Dated : April 17, 1979
Recorded : April 17, 1979 Book: M-79 Page: 8442
Trustor : Daniel J. Carr and Nancy M. Carr, husband and
wife
Trustee : William Sisemore
Beneficiary : Klamath First Federal Savings and Loan Association,
a corporation
Loan #04-11564

WHICH THE GRANTEEES HEREIN AGREE TO ASSUME AND PAY IN FULL.

5. 1981-82 taxes, a lien in an amount to be determined, but not yet payable.

State of OREGON: COUNTY OF KLAMATH: ss.

I hereby certify that the within instrument was received and filed for record on the

11th day of September A.D., 1981 at 3:49 o'clock P.M., and duly recorded in

Vol m-81 of Deeds on page 16214.

Fee \$ 8.00

EVELYN BIEHN
COUNTY CLERK

[Signature] deputy