

KNOW ALL MEN BY THESE PRESENTS, That

Martha Jane Ward

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Frank G. Snowden and Kay Deborah Snowden, Husband and Wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

All of Block 5 of FIRST ADDITION TO FORT KLAMATH, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, SAVINGS AND EXCEPTING therefrom the Southerly 20 feet thereof conveyed to the State of Oregon by Deed recorded March 25, 1933 in Volume 99, page 498, Deed Records of Klamath County, Oregon.

TOGETHER WITH that portion of vacated Cross Street adjacent to said Block on the West Side thereof.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as set forth on the reverse of this deed, or those apparent upon the land, if any, as of the date of this deed.

grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 38,500.00.
 ~~However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which).~~ ~~(The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)~~

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 20th day of August, 19 82, if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

+

Martha Jane Ward
Martha Jane Ward

STATE OF ALASKA
OREGON

County of F.N.S.B.

} ss.

August 20, 1982

Personally appeared the above named

Martha Jane Ward

and acknowledged the foregoing instrument to be her

voluntary act and deed.

Before me:

Margaret HigginsNotary Public for OREGONMy commission expires: 2-8-84

STATE OF OREGON, County of _____) ss.

Personally appeared _____

_____ and
each for himself and not one for the other, did say that the former is the
_____ president and that the latter is the
_____ secretary of _____

and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

Martha Jane Ward

P.O. Box 74680

Fairbanks, Ak 99707

GRANTOR'S NAME AND ADDRESS

Frank G. Snowden and Kay Deborah Snowden

P.O. Box 53

Crater Lake, Oregon 97604

GRANTEE'S NAME AND ADDRESS

After recording return to:

Per Grantee

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Per Grantee

NAME, ADDRESS, ZIP

STATE OF OREGON, _____) ss.

County of _____

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 _____ or as file/reel number _____

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer

By _____ Deputy

SUBJECT TO:

1. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
2. Reservations and restrictions as contained in plat dedication, to wit:
"We further reserve the right to dig ditches or lay pipe along the streets and alleys for the purpose of irrigating all lots and blocks in said Addition."
3. Trust Deed, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein:

Dated: November 16, 1979

Recorded: November 16, 1979

Volume: M79, page 27037, Microfilm Records of Klamath County, Oregon.

Amount: \$34,000.00

Grantor: Martha Jane Ward

Trustee: Farmers Home Administration

Beneficiary: The United States of America, acting through the Farmers Home Administration.

Said Trust Deed buyers agree to assume and pay.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record

This 3 day of Sept A.D. 19 82 at 11:17 clock A M

duly recorded in Vol. M 82, of Deeds on Page 11657

Fee \$8.00

By

EMILYN DEHN, Clerk

Joyce M. Dehn