

48806

MITC-1396-412

Vol. 1185 Page 7263

2263

KNOW ALL MEN BY THESE PRESENTS, That Snavelly, husband and wife

James E. Snavelly and Maxine A.

to grantor paid by Willis M. Webb, Jr. and Shirley Rae Webb, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, 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: Lots 146 and 147, Block 1, Tract 1060, SUN FOREST ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

MOUNTAIN TITLE COMPANY, INC. has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

(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 Covenants, Conditions, Restrictions and Easements of record, and Articles of Association recorded September 19, 1972 in Volume M72, page 10581.

and that grantor will warrant and forever defend the above granted 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 \$8,000.00

In construing this deed and where the context so requires, the singular includes the plural. WITNESS grantor's hand this 22nd day of April, 1980

STATE OF OREGON, County of SUTTER ss. Personally appeared the above named James E. Snavelly and Maxine A. Snavelly

and acknowledged this foregoing instrument to be their voluntary act and deed.

DOUGLAS C. BUSATH
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
SACRAMENTO COUNTY

Notary Public for Oregon
My commission expires

NOTE-The sentence between the symbols () and () should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

James E. & Maxine A. Snavelly
3913 Meramete

N. Highland, California 95660
GRANTOR'S NAME AND ADDRESS

Willis M. & Shirley Rae Webb, Jr.
P. O. Box 345
Blue Lake, California 95525
GRANTEE'S NAME AND ADDRESS

After recording return to:
First Western Title Co.
P.O. Box 5609
Bend, OR 97708

Until a change is requested all tax statements shall be sent to the following address.
Willis M. & Shirley Rae Webb, Jr.
P. O. Box 345
Blue Lake, California 95525
NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 15th day of May, 1985, at 3:24 o'clock P.M., and recorded in book/reel/volume No. M85, on page 7263 or as document/fee/file/instrument/microfilm No. 48806. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

Fee: \$5.00

By Pam Smith Deputy