

OA

53514

K-37990
WARRANTY DEED—TENANTS BY ENTIRETY

Vol. M85 Page 15238

KNOW ALL MEN BY THESE PRESENTS, That LILA H. AMOS, who took title as LILA H. EVELAND

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by DONALD L. SNEDDEN and LINDA SNEDDEN, husband and wife, hereinafter called the grantees, does hereby grant, bargain, sell and convey unto the grantees, as tenants by the entirety, the heirs of the survivor and their assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

A portion of Lot 13, Block 2, Third Addition to Altamont Acres, described as follows:

Beginning at the Northwest corner of said Lot 13; thence S. 89°13' E. along the North line thereof 99.85 feet to the Northeast corner thereof; thence S. 0°11' E. along the East line of said Lot 13 a distance of 100.16 feet; thence N. 89°13' W. a distance of 99.85 feet to the West line of said Lot 13, thence N. 0°12' W. along the East line of Austin Street a distance of 100.16 feet, more or less, to the point of beginning.

SUBJECT TO: Taxes for 85-86 which are now a lien but not yet payable; reservations and restrictions contained in Deed from Western Cities Co. to J. A. Rosser and Minnie O. Rosser, recorded April 21, 1934 in Book 102 at page 592, records of Klamath County, Oregon.

To Have and to Hold the above described and granted premises unto the said grantees, as tenants by the entirety, their heirs and assigns forever.

And grantor hereby covenants to and with grantees and the heirs of the survivor and their assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances.

***and to rules, regulations, liens and assessments of Klamath Project and Klamath Irrigation Dist. and South Suburban Sanitary District. and that 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 \$ 2,000.00. ~~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 17th day of September, 1985; 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.

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

Lila H. Amos

STATE OF OREGON,

County of Klamath } ss.
September 18, 1985.

STATE OF OREGON, County of _____) ss.
_____, 19____.

Personally appeared _____ and _____ who, being duly sworn, 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:

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires: _____

(If executed by a corporation, affix corporate seal)

Personally appeared the above named Lila H. Amos

and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me: _____
Notary Public for Oregon
My commission expires 8/27/87

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Donald & Linda Snedden
3121 Lavern
Klamath Falls, OR 97603
NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 18th day of September, 1985, at 10:25 o'clock A. M., and recorded in book/reel/volume No. M85 on page 15238 or as fee/file/instrument/microfilm/reception No. 53514, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME TITLE

By P. Smith Deputy

Fee: \$5.00