54542

M29308

Aspen TITLE & ESCROW, INC.

Vol. M85 Page 16998

WARRANTY DEED (INDIVIDUAL)

M. MARIE DIVENS

convey(s) to LARRY T. SNYDER and SUSAN K. SNYDER, husband and wife, hereinafter called grantor,

County of Klamath, State of Oregon, described as: all that real property situated in the

Lots 14, 15 and 16 and the Southwest 50 feet of Lots 17 and 18, Block 27, HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, EXCEPTING a portion described in Deed of Dedication, Hot Springs Improvement Company to The Public recorded November 24, 1908 in Book 25 at page 250; ALSO EXCEPTING a portion described in Deed from Klamath Development to John and Irma Manley, recorded July 29, 1927 in Book 70 at page 421.

SUBJECT TO:

1. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
2. Conditions, restrictions as shown on the recorded plat of Hot Springs Addition.
3. Subject to the vacation of portion of highway recorded in Volume 71 at page 482, as disclosed by the State remapping.

'85 OCT 18 PM 3 44

"THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES."

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.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except THOSE AS SET FORTH HEREINABOVE

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 $ 90,000.00 . °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)° (Delete between symbols°; if not applicable. See ORS 93.030)

In construing this deed and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument this 17th day of October, 19 85.

M. Marie Divens

STATE OF OREGON, County of Klamath)ss.

On this the 17th day of October, 19 85.

Personally appeared the above named M. Marie Divens and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me: Darlene L. Addington

Notary Public for Oregon

My Commission Expires: 3-22-89

M. Marie Divens

GRANTOR'S NAME AND ADDRESS

Larry T. & Susan K. Snyder

GRANTEE'S NAME AND ADDRESS

After recording return to:

Larry T. & Susan K. Snyder
1991 Lakeshore
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

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

Larry T. & Susan K. Snyder
1991 Lakeshore
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, County of Klamath ss.

I certify that the within instrument was received for record on the 18th day of October, 19 85, at 3:44 o'clock P M., and recorded in book/reel/volume No. M85 on page 16998 or as document/fee/file/instrument/microfilm No. 54542, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

By P Mm Smith Deputy

Fee: $5.00

FORM 685-2.5M