

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That **WILLIAM E. SNYDER and DOROTHY L. SNYDER**, husband and wife

hereby call the grantor, for the consideration hereinafter stated, to grantor paid by **FRANK ARROQUERO and JOSEFA ARROQUERO**, husband and wife, hereinafter called the grantees, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the improvements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of **KLAMATH** and State of Oregon, described as follows, to-wit:

W1/2NE1/4 of Section 18, Township 40 South, Range 14, less that Tract lying on the South End of the above described property and lying South of the drain ditch extending East base of and West across the southerly portion of said land, also except less the Southerly 30 feet of above described land being a strip 30 feet wide extending due east and West across the SW1/4NE1/4 of Section 18, Township 40 South Range 14 E.W.M. and the Southerly line of which said strip runs due East and West from the most Northerly point of a drain ditch.

SUBJECT TO: 1. Right of way, including the terms and provisions thereof, by and between **Lloyd Gift and Bobbiette Gift**, husband and wife, and **The California Oregon Power Company**, a California corporation, dated April 11, 1940, recorded May 20, 1940, (cont. reverse)

To Have and to Hold the same unto the said grantees and grantee's heirs, successors and assigns forever. And said grantees hereby covenants to and with said grantor and grantee's heirs, successors and assigns, that as herein stated hereinafter

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

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$35,000.00. (However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which). (If the interests between the symbols O, 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 1 day of Sept, 1974; 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.

William E. Snyder
Dorothy L. Snyder

STATE OF OREGON, }
County of **KLAMATH**, 19 74

STATE OF OREGON, County of **KLAMATH**) ss.
19 74

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 _____, a corporation,

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: July 22, 1975

WILLIAM E. SNYDER
DOROTHY L. SNYDER

GRANTOR'S NAME AND ADDRESS
FRANK ARROQUERO
JOSEFA ARROQUERO

GRANTEE'S NAME AND ADDRESS
Frank and Josefa Arroquero
Box 92623
Fleming, Idaho 83423

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.
By _____ Recording Officer
Deputy

SPACE RESERVED FOR RECORDER'S USE

SUBJECT TO (CONT.)

in Deed Volume 129, Page 298, records of Klamath County, Oregon.

2. Right of way, including the terms and provisions thereof, by and between Orval Devaul and Beatrice Devaul, husband and wife, the California Oregon Power Company, a California corporation, dated April 18, 1947, recorded April 18, 1947, in Deed Volume 205, page 125, records of Klamath County, Oregon.

3. Grant of Right of way, including the terms and provisions thereof, by and between Lloyd Gift and Bobbette Gift, husband and wife, and Pacific Power and Light Company, a Maine corporation, dated October 8, 1942 in Deed Volume 342, page 136, records of Klamath County, Oregon.

4. Mortgage, including the terms and provisions thereof, executed by Orval Devaul, same person and O. D. Devaul and Beatrice Devaul, husband and wife, to the Federal Land Bank of Spokane, a corporation, dated November 30, 1950, recorded December 6, 1950, in Mortgage Volume 136, page 48, records of Klamath County, Oregon, to secure the payment of \$5,500.00. As extended by Reamortization Agreement, dated April 29, 1960, recorded May 12, 1960, in Mortgage Volume 196 page 152, and by Reamortization Agreement, dated April 29, 1960 in Mortgage Volume 196, page 273, records of Klamath County, Oregon.

5. Financing Statement No. 62981 including the terms and provisions thereof, executed by William S. Snyder Debtor and McMahan's Furniture secured party, filed April 11, 1972 Microfilm records of Klamath County, Oregon.

ALSO SUBJECT TO: Reservations, restrictions, easements and/or rights of way of record and those apparent on the land.

STATE OF OREGON: COUNTY OF KLAMATH:

Filed for record at request of _____ the _____ 18th day of _____ A.D. 19 88 at 11:05 o'clock _____ A.M., and duly recorded in Vol. _____ of _____ Books _____ on Page 4498 By _____ Evelyne Biehn, _____ County Clerk

FEE \$14.00

Notary Public Seal and recording table with various stamps and handwritten notes.