

62534

M-29516



Aspen

TITLE & ESCROW, INC.

WARRANTY DEED (INDIVIDUAL)

Vol. 1780 Page 10313

JAMES D. JOHNSON

convey(s) to THOMAS D. SNIDER

, hereinafter called grantor,

County of Klamath

, State of Oregon, described as:

all that real property situated in the

The South 40 feet of Lots 546 and 547 in Block 127, MILLS ADDITION
TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of
Oregon.

"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 DEPART-
MENT 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 PLAN-
NING DEPARTMENT TO VERIFY APPROVED USES.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except
those set out in Exhibit "A" attached hereto

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 \$ 35,150.77

~~AND THE GRANTOR KNOWS OF NO OTHER PROPERTY OR VALUE GIVEN OR PROMISED WHICH IS THE WHOLE OR PART OF THE~~

~~INDEMNITY WHICH (DEED) BETWEEN GRANTOR AND GRANTEE. IT IS NOT NECESSARY TO SET OUT IN~~

~~IN WITNESS WHEREOF, the grantor has executed this instrument this 11 day of June~~

19 86.

James D. Johnson
JAMES D. JOHNSON

STATE OF OREGON, County of Klamath

On this 11 day of June

19 86.

Personally appeared the above named JAMES D. JOHNSON

Instrument to be his voluntary act and deed.

and acknowledged the foregoing

Before me:

Sandra Handscher
Notary Public for Oregon

My Commission Expires: 7-23-89

James D. Johnson

GRANTOR'S NAME AND ADDRESS

Thomas D. Snider

GRANTEE'S NAME AND ADDRESS

Thomas D. Snider

835 Mitchell

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

After recording return to:

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

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/reel/volume No. on
page or as document/fee/file/
instrument/microfilm No.
Record of Deeds of said county.

Witness my hand and seal of County
affixed.

NAME

TITLE

By Deputy

EXHIBIT "A"

JOHNSON to SNIDER

10314

SUBJECT TO:

1. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
2. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by; instrument, including the terms thereof.
Recorded : April 17, 1933 Book: 99 Page: 555
3. Trust Deed, including the terms and provisions thereof to secure the Amount noted below and other amounts secured thereunder, if any:
Grantor : James D. Johnson and Cinda M. Johnson, husband and wife
Trustee : Transamerica Title Insurance Company
Beneficiary : AMFAC Mortgage Corporation
Dated : May 14, 1980
Recorded : May 23, 1980
Book : M-80 Page: 9482 Amount: \$37,000.00

The above trust deed was assigned by instrument
Recorded : May 23, 1980
Book : M-80
Page : 9486
To : Housing Division, Department of Commerce, State of Oregon

WHICH SAID TRUST DEED, the Grantee herein agrees to assume and pay according to the terms and provisions contained therein.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
of June A.D., 19 86 at 3:30 o'clock P M., and duly recorded in Vol. M86 day
of Deeds on Page 10313.

FEE \$14.00

Evelyn Biehn, County Clerk
By Am Smith