

67395

S-30381



Aspen

TITLE &amp; ESCROW, INC.

## WARRANTY DEED (INDIVIDUAL)

Vol. 186 Page 19255

DAVID B. SNYDER and CAROL J. SNYDER, husband and wife

convey(s) to JOHN J. GILL and MILDRED E. GILL, husband and wife, hereinafter called grantor,  
County of Klamath, State of Oregon, described as:Lot 6, Block 7, SECOND ADDITION TO BUREKER PLACE, in the County  
of Klamath, State of Oregon.

98 OCT 22 PM 3 25

"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. *pp. 186*

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 \$ 42,500.00. ~~HOWEVER, THE ACTUAL CONSIDERATION CONSISTS OF AN INDEMNITY OTHER PROPERTY OR VALUE GUARANTEED WHICH IS THE WHOLE CONSIDERATION~~  
~~(Indicate which symbol(s) apply. If not applicable, see ORS 23.0301)~~

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 15 day of October,  
19 86.



BERNADETTE E. PETERSON  
NOTARY PUBLIC - MINNESOTA  
WASHINGTON COUNTY  
MY COMM. EXPIRES AUG 27, 1991

*David B. Snyder*  
10-20-86

*Carol J. Snyder*  
Carol J. Snyder

STATE OF OREGON, County of Klamath, ss.  
On this 22 day of October, 19 86.

Notary Public personally appeared the above named David B. Snyder and Carol J. Snyder and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Andrea Handraher  
Notary Public for Oregon  
My Commission Expires: 7-23-89

David B. Snyder  
Carol J. Snyder

GRANTOR'S NAME AND ADDRESS

John J. Gill  
Mildred E. Gill

GRANTEE'S NAME AND ADDRESS

After recording return to:

John J. and Mildred E. Gill  
3955 Hope

Klamath Falls, OR 97603  
NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of \_\_\_\_\_ ss.

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

SPACE RESERVED  
FOR  
RECORDER'S USE

## EXHIBIT "A"

19256

## SUBJECT TO:

1. Taxes for the year 1986-1987 are now a lien but not yet payable.
2. Reservations, restrictions, building set back lines, and utility easements as set forth on the plat and in the Dedication of Second Addition to Bureker Place.
3. Regulation, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.
4. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District, and as per Original No. 29, recorded May 24, 1983 in Book M-83 at page 8062, and as per Ordinance No. 30, recorded May 30, 1986, in Book M-86 at page 9346.
5. Mortgage, including the terms and provisions thereof to secure the amount noted below and other amounts secured thereunder, if any:  
Mortgagor : David B. Snyder and Carol J. Snyder, husband and wife  
Mortgagee : State of Oregon, represented and acting by the Director of Veterans' Affairs  
Dated : December 12, 1973  
Recorded : December 12, 1973  
Book : M-73  
Page : 15975  
Amount : \$19,750.00

WHICH SAID Mortgage, 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 \_\_\_\_\_ the \_\_\_\_\_ 22nd day  
of \_\_\_\_\_ October \_\_\_\_\_ A.D., 19 86 at 3:25 o'clock P M., and duly recorded in Vol. M86  
of \_\_\_\_\_ Deeds \_\_\_\_\_ on Page 19255

FEE \$14.00

Evelyn Biehn, County Clerk  
By \_\_\_\_\_