

1-1-74

WARRANTY DEED

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82208

KNOW ALL MEN BY THESE PRESENTS, That Charles S. Snyder and Josephine L. Snyder, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Lane Weston Gehrman, hereinafter called

the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit: Lot 8, Block 1, TRACT 1118, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM the South 507 feet thereof.

Subject, however, to the following:

1. Taxes for the fiscal year 1977-1978, a lien but not yet due and payable.
2. The rights of the public in and to any portion of the premises herein described lying within the limits of existing roads.
3. Rights of the public and of governmental bodies in and to that portion of the herein described premises lying below the high water mark of Sprague River and the ownership of the State of Oregon in and to that portion lying below the high water mark thereof.
4. Reservation of all subsurface rights, except water, to the heirs of Clarence Cowen, their heirs and assigns, under the terms approved by (for continuation of this deed see reverse side of this document)

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as noted of record as of the date of this deed and those apparent upon the land, if any, as of the date of this deed;

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 \$ 11,000.00

~~However, the actual consideration consists of or includes other property or value given or promised which is 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 12 day of September, 19 77; 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.

(If executed by a corporation, affix corporate seal)

Charles S. Snyder  
Charles "S" Snyder

Josephine L. Snyder  
Josephine L. Snyder

STATE OF OREGON, County of \_\_\_\_\_ ) ss. \_\_\_\_\_

STATE OF OREGON, County of Klamath ) ss. \_\_\_\_\_  
September 12, 19 77

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 \_\_\_\_\_

Personally appeared the above named Charles S. Snyder and Josephine L. Snyder, husband and wife

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

\_\_\_\_\_ 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)

Richard J. Lewis  
Notary Public for Oregon  
My commission expires: 7-19-78

Notary Public for Oregon  
My commission expires:

Snyder  
GRANTOR'S NAME AND ADDRESS  
Gehrman  
GRANTEE'S NAME AND ADDRESS  
After recording return to:  
Lon Weston & Lynne Louise Gehrman  
5528 Harco St.  
Long Beach, CA 90808  
NAME, ADDRESS, ZIP  
Until a change is requested all tax statements shall be sent to the following address.  
Lon Weston & Lynne Louise Gehrman  
5528 Harco St.  
Long Beach, CA 90808  
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 \_\_\_\_\_ 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