

86873

MT-19631P

WARRANTY DEED

Vol. M88 Page 6854

KNOW ALL MEN BY THESE PRESENTS, That LOUIS C. SNYDER & JEANETTE SNYDER, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by BRIAN C. ZIMMERMAN & MARCIA L. ZIMMERMAN, husband and wife, 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:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

SUBJECT TO: Liens and encumbrances of record including Trust Deed in favor of Klamath First Federal Savings & Loan Association, recorded in Volume M86, page 10227, Microfilm Records of Klamath County, Oregon, which buyers herein agree to assume and pay in full.

MOUNTAIN TITLE COMPANY

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.

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 those of record and 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 \$ 64,900.00. 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 29th day of April, 1988, 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)

Louis C. Snyder  
Jeanette Snyder

STATE OF OREGON,  
County of Klamath } ss.  
4-29, 1988

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
Personally appeared \_\_\_\_\_, 19\_\_\_\_

Personally appeared the above named  
Louis C. Snyder & Jeanette Snyder

each for himself and not one for the other, did say that the former is the \_\_\_\_\_ who, being duly sworn, president and that the latter is the \_\_\_\_\_ secretary of \_\_\_\_\_

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

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.

Notary Public for Oregon  
My commission expires: 8-16-88

Notary Public for Oregon  
My commission expires: \_\_\_\_\_ (OFFICIAL SEAL)

Louis C. & Jeanette Snyder  
1600 N. Riverside  
Medford, OR 97501

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

Brian C. & Marcia L. Zimmerman  
1919 Melrose  
Klamath Falls, OR 97601

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 \_\_\_\_\_

GRANTEE

Record of Deeds of said county. Witness my hand and seal of County affixed.

GRANTEE

By \_\_\_\_\_ Recording Officer  
Deputy

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

GRANTEE  
NAME, ADDRESS, ZIP

EXHIBIT "A"  
LEGAL DESCRIPTION

6855

Commencing at the Southeasterly corner of Lot 19 in Block 37 of HOT SPRINGS ADDITION to the City of Klamath Falls, Oregon, being at the intersection of the alley and Melrose Street; thence Northwesterly along with Westerly line of alley a distance of 125 feet; thence Southeasterly parallel with Melrose Street a distance of 50 feet; thence Southeasterly parallel with Eldorado Street a distance of 125 feet to Melrose Street; thence Northeasterly to the point of beginning of this description, being a portion of Lots 17, 18 and 19 in Block 37 of HOT SPRINGS ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No.: 3809 028CB 00900

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 29th day  
of April A.D., 19 88 at 3:44 o'clock P. M., and duly recorded in Vol. M88  
of Deeds on Page 6854

FEE \$15.00

Evelyn Biehn County Clerk  
By Berntha A. Kitch