


Aspen
 TITLE & ESCROW, INC.

32769

WARRANTY DEED - INDIVIDUAL

AFTER RECORDING RETURN TO:

LARRY W. SNYDER

DIANE E. DUARTE

3947 Bredman
Klamath Falls, OR 97603UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

NORMA J. CRAWFORD hereinafter called grantor, convey(s) to LARRY W. SNYDER AND DIANE E. DUARTE, NOT AS TENANTS IN COMMON, BUT WITH FULL RIGHTS OF SURVIVORSHIP hereinafter called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

That portion of Tract #5, TOWNSEND TRACTS, in the County of Klamath, State of Oregon, described as follows:

Beginning at the Northwestern corner of Tract #5; thence South along the West line of said Tract 245.6 feet; thence East along the South line of said Tract, 80 feet; thence North and parallel with the East line of said Tract to the North line of Tract no. 5; thence Northwesternly along the North line of said tract to the place of beginning.

"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."

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except 1) Taxes for 1988-89, a lien not yet payable. 2) Regulations, including levies, liens, assessments, rights of way and easements of the City of Klamath Falls and of Klamath Irrigation District and of South Suburban Sanitary District. 3) Contract, recorded November 16, 1976 in Book M-76 at page 18221 and vendee's assignment, recorded October 3, 1979 in Book M-79 at page 23431, which grantee herein does not assume nor agree to pay. 4) Contract, recorded October 3, 1979 in Book M-79 at page 23433 and vendors assignment recorded December 28, 1979 in Book M-79 at page 29745 and in Book M-79 at page 29748, which grantee herein does not assume nor agree to pay. 5) Assignment of Security Documents, recorded February 11, 1987 in Book M-87 at page 2320.

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
\$31,900.00

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 17th day of October 1988.

Norma J. Crawford
 NORMA J. CRAWFORD

STATE OF OREGON - COUNTY OF Klamath

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