

99963

MTL-20384K

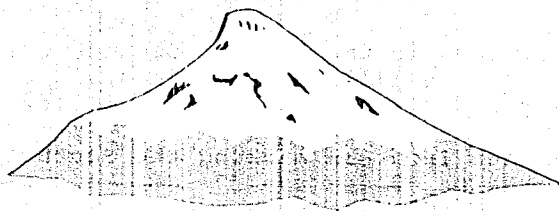
WARRANTY DEED

Vol. m89 Page 7972

KNOW ALL MEN BY THESE PRESENTS, That
BETTY BYRON

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
RONALD L. SNOOK and DEBRA J. SNOOK, 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 ATTACHED LEGAL DESCRIPTION OF WHICH IS MADE A PART HEREOF BY THIS REFERENCE.



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 all those of record 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 \$ to clear contract

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 30th day of November, 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)

X Betty Byron
BETTY BYRON

STATE OF ~~ARIZONA~~ ARIZONA }
County of Maricopa } ss.
November 30, 1988

Personally appeared the above named
BETTY BYRON

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

Notary Public for Oregon
My commission expires Oct 30, 1991

STATE OF OREGON, County of _____) ss.
_____, 19____.

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 _____, 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:
Notary Public for Oregon
My commission expires: _____

(OFFICIAL SEAL)

Betty Byron
3612 Mariposa
Phoenix, AZ 85018
GRANTOR'S NAME AND ADDRESS
Ronald L. Snook and Debra J. Snook
c/o Douglas V. Osborne, Attorney
439 Pine Street, Klamath Falls, OR 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

SAME AS GRANTEE

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

Order No.: 20384-K

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in the S1/2 of Section 29, Township 37 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a 5/8 inch iron pin marking the South 1/4 corner of said Section 29; thence North 89 degrees 47' 36" West along the South line of said Section 29, 1302.93 feet to a 5/8 inch iron pin marking the Southwest corner of the SE1/4 SW1/4 of said Section 29; thence North 01 degrees 30' 29" West along the West line of said SE1/4 SW1/4, 1272.99 feet to a 5/8 inch iron pin; thence South 89 degrees 18' 07" East, 1300.45 feet to a 5/8 inch iron pin; thence South 88 degrees 28' 12" East, 74.27 feet to a 5/8 inch iron pin; thence South 01 degrees 38' 16" West, 1262.37 feet to a 5/8 inch iron pin on said South section line; thence North 88 degrees 07' 44" West along said Section line, 74.31 feet to the point of beginning.

Tax Account No.: 3709 02900 01700

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co.
of May A.D. 19 89 at 3:33 o'clock PM., and duly recorded in Vol. M89
of Deeds on Page 7972
Evelyn Biehn, County Clerk
By Ruthie Muller

FEE \$13.00