

478

MTC-21376K

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS That

RICHARD SNYDER and MAXINE E. SNYDER, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

RONALD H. ROBBINS

the grantee, does hereby grant, bargain, sell and convey unto the said grantee and and grantee's heirs, successors and assigns, the 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 12 subdivision plat of Block 125, MILL'S ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Klamath County Tax Account #3809-033AD-00300..

SUBJECT TO: Mortgage, including the terms and provisions thereof, dated May 10, 1974, recorded May 13, 1974, in Volume M74, page 5979, Microfilm Records of Klamath County, Oregon, in favor of State of Oregon, represented and acting by the Director of Veterans Affairs, as Mortgagee, which Grantee named above agrees to assume and pay in full.

"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 and 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

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 \$ 31,500.00

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 18 day of May, 19 89, 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.

X Richard Snyder
RICHARD SNYDER

X Maxine E. Snyder
MAXINE E. SNYDER
STATE OF OREGON, County of _____) ss.
19 _____

STATE OF OREGON WASHINGTON)
County of Washington) ss.
May 18, 19 89

Personally appeared the above named
RICHARD SNYDER and MAXINE E. SNYDER

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

(OFFICIAL
SEAL)

Before me, James M. Moore
Notary Public for Washington
My commission expires: July 14, 1992

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)

RICHARD SNYDER and MAXINE E. SNYDER
P.O. Box 591
Cathlamet, WA 98612

GRANTOR'S NAME AND ADDRESS
RONALD H. ROBBINS
2545 Orchard Street
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS
SAME AS GRANTEE

NAME, ADDRESS, ZIP
SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instrument was received for record on the 23rd day of May, 19 89, at 9:31 o'clock A.M., and recorded in book M89 on page 8878 or as file/reel number 478

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

Evelyn Biehn, County Clerk
Recording Officer
By Pauline Mullins, Deputy

Fee \$8.00