

WARRANTY DEED

Vol. m89 Page 12172

KNOW ALL MEN BY THESE PRESENTS, That Josephine L. Snyder

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Steve T. Harper, 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:

The S½SW¼NE¼; and that portion of the S½SE¼NW¼ lying Easterly of the center thread of Larson Creek in Section 11, Township 34 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

Subject, however, to the following:

1. Rights of the public in and to any portion of said premises lying within the limits of roads and highways.
2. Reservations as set forth in Land Status Report recorded December 22, 1958 in Book 308 at page 129, Deed Records, to wit: "The above described property is subject to any existing easements for public roads and highways, for public utilities and for railroads and pipelines and for any other easements or rights of way of record and there is hereby reserved any and all roads, trails, telephone lines, etc., actually constructed by the United States. (Affects part of property in Section 11.)"

(For continuation of this document, see reverse side of this deed.)

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 \$23,000.00. 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 17th day of October, 1978; 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)

Josephine L. Snyder
Josephine L. Snyder

STATE OF OREGON,)
County of Klamath) ss.
October 17, 1978

Personally appeared the above named
Josephine L. Snyder

and acknowledged the foregoing instrument to be voluntary act and deed

(OFFICIAL SEAL)

Before me:
SHARON ALLEN
Notary Public for Oregon
My commission expires: 10-5-82

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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

Josephine L. Snyder

PO Box 693

Chiloquin, OR 97624

GRANTOR'S NAME AND ADDRESS

Steve T. Harper

665 Apt. A, SW Dennis,

Hillsboro, OR 97123

GRANTEE'S NAME AND ADDRESS

After recording return to:

Steve T. Harper

P.O. Box 396

Cornelius, OR 97113

NAME, ADDRESS, ZIP

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

Steve T. Harper

P.O. Box 396

Cornelius, OR 97113

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.

Recording Officer

By Deputy

SPACE RESERVED
FOR
RECORDER'S USE

1989 JUL 6 AM 11 57

3. Any uncertainty as to the exact location of the centerline of Larson Creek. (Affects Sections 2 and 11)

4. A 30' Wide easement for ingress and egress purposes adjacent and parallel to the East boundary of said property.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 6th day of July A.D. 19 89 at 11:57 o'clock A.M., and duly recorded in Vol. M89 of Deeds on Page 12172

FEE \$13.00

Evelyn Biehn, County Clerk

By Rauline Mulder