



"A" Klamath

ASPEN 33448

WARRANTY DEED

AFTER RECORDING RETURN TO: 20010 To Klamath Falls, OR 97603
STEVEN E. SNYDER

LORI D. SNYDER

4111 Hinedale
Klamath Falls, OR 97603

UNTIL A CHANGE IS REQUESTED ALL TAX

STATEMENTS TO THE FOLLOWING ADDRESS:

SAME AS ABOVE

K. BEN WISEMAN hereinafter called GRANTOR(S), convey(s) to
STEVEN E. SNYDER AND LORI D. SNYDER, HUSBAND AND WIFE
hereinafter called GRANTEE(S), all that real property situated
in the County of KLAMATH, State of Oregon, described as:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

"THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN
THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND
REGULATIONS. BEFORE GRANTING OR ACCEPTING THIS INSTRUMENT, THE
PERSON ACQUIRING FEED 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. Regulations,
including levies, liens and utility assessments of the City of
Klamath Falls. 2. Regulations, including levies, assessments,
water and irrigation rights and easements for ditches and
canals, of Klamath Irrigation District. 3. Regulations,
including levies, liens assessments, rights of way and easements
of the South Suburban Sanitary District, and as per Ordinance
No. 29, recorded May 24, 1983, in Book M-83 at page 8062 and as
per Ordinance No. 30, recorded May 30, 1986 in Book M-86 at page
9346 and as per Ordinance No. 31, recorded January 6, 1988 in
Book M-88 at page 207. 4. Easement, including the terms and
provisions thereof, as set out in deed from Charles L. Hawkins,
et ux., to Ed S. Hawkins, et ux., recorded September 6, 1945 in
Volume 179 at page 493; and also shown in deed from Ed S.
Hawkins, et ux., to Lillie F. Hawkins, recorded September 11,
1948 in Volume 225 at page 27, all in Deed Records of Klamath
County, Oregon.

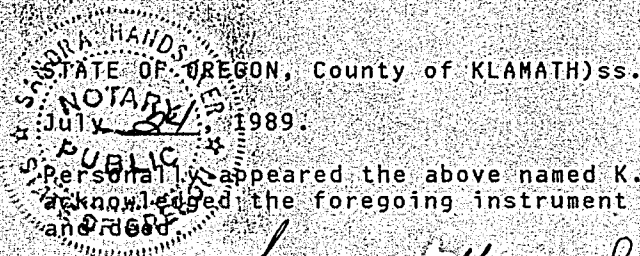
and will warrant and defend the same against all persons who may
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is
41,500.00.

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 24th day of July, 1989.

K. Ben Wiseman
K. BEN WISEMAN



Personally appeared the above named K. BEN WISEMAN and
acknowledged the foregoing instrument to be his voluntary act
and deed

Before me: Linda Thudcher
Notary Public for OREGON
My Commission Expires: 7-23-93

09 JUL 25 AM 11 06

SS
SDS by
SS

EXHIBIT "A"

252528

Aspen Title & Escrow, Inc.

A tract of land situated in the SE 1/4 of the SE 1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Commencing at the intersection of the North line of N. 1/2 of the N 1/2 of the SE 1/4 of the SE 1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, with the Easterly line of Homedale Road, and running Easterly along said North line a distance of 100 feet; thence Southerly at right angles a distance of 135 feet; thence Westerly parallel with said North line 100 feet to the East line of Homedale Road; thence Northerly along said Easterly line of Homedale Road 135 feet to the point of beginning.

EXCEPT from the above described property a strip of land 20 feet by 100 feet being on the North side and more particularly described in Deed recorded January 11, 1961 in Book 326 at Page 462, Deed Records of Klamath County, Oregon.

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 THE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

and hereon (all that portion of the above described

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 25th day of July A.D., 19 89 at 11:06 o'clock AM., and duly recorded in Vol. M89 of Deeds on Page 13525

FEE \$13.00

Evelyn Biehn County Clerk

By Pauline Mueland

provision that if it is set out in deed from Charles L. Hawkins, as ex. to E. J. Hawkins, at ux., recorded September 2, 1925 in Volume 128 of page 193, and also shown in deed from E. J. Hawkins, as ux., to L. L. F. Hawkins, recorded September 11, 1926 in Volume 128 of page 24, all in deed records of Klamath County, Oregon.

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and valid consideration for this transfer is

in consideration of this deed and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument this 24th day of July, 1989.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Subscribed the above named K. BEN WISEMAN and the foregoing instrument to be his voluntary act

Before me, Notary Public for Oregon, My Commission Expires: 1-23-92