



# 02035997

WARRANTY DEED

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AFTER RECORDING RETURN TO:  
LARRY W. SNYDER  
DIANE E. DUARTE-SNYDER  
CHRISTINE E. PREHEIM  
3947 Boardman  
Klamath Falls, OR 97603

UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVE

LARRY W. SNYDER AND DIANE E. DUARTE-SNYDER WHO ACQUIRED TITLE AS  
DIANE E. DUARTE, HUSBAND AND WIFE hereinafter called  
GRANTOR(S), convey(s) to LARRY W. SNYDER AND DIANE E.  
DUARTE-SNYDER, HUSBAND AND WIFE AND CHRISTINE E. PREHEIM, NOT AS  
TENANTS IN COMMON, BUT WITH FULL RIGHTS OF SURVIVORSHIP  
hereinafter called GRANTEE(S), all that real property situated  
in the County of KLAMATH, State of Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY  
THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH  
HEREIN....

"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) Balance owing on  
the 1990-91 taxes. 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 easement 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. 31, recorded January 6, 1988 in  
Book M-88 at page 207, and as per Ordinance No. 32, recorded May  
14, 1990 in book M-90 at page 9131.

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 LOVE AND  
AFFECTION.

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 25TH day of JANUARY, 1991.

Larry W. Snyder  
LARRY W. SNYDER

Diane E. Duarte-Snyder  
DIANE E. DUARTE-SNYDER, WHO  
ACQUIRED TITLE AS DIANE E. DUARTE

STATE OF OREGON, County of KLAMATH)ss.

January 30, 1991

Personally appeared the above named LARRY W. SNYDER AND DIANE E.  
DUARTE-SNYDER WHO ACQUIRED TITLE AS DIANE W. DUARTE and  
acknowledged the foregoing instrument to be THEIR voluntary act  
and deed.

Notary Public for OREGON

My Commission Expires:

7-23-93

SANDRA H. TS  
NOTARY  
PUBLIC  
STATE OF OREGON

1929

## EXHIBIT "A"

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

Beginning at the Northwesterly 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 Northwesterly along the North line of said tract to the place of beginning.

CODE 41 MAP 3909-3DA TL 1900

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 31st day  
of Jan. A.D., 19 91 at 11:31 o'clock AM., and duly recorded in Vol. M91,  
of Deeds on Page 1928.

FEE \$33.00

Evelyn Biehn County Clerk

By Pauline Muelandare