27532 MTC # 25187-DN **WARRANTY DEED** Vol. M91 Page 5597

*KNOW ALL MEN BY THESE PRESENTS, That* BRUCE W. SNYDER and JULIE M. SNYDER, who acquired title as Julie M. Rhinevault, as tenants in common *hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by* MICHELLE BENNETT, an unmarried woman, *hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee 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 641, Block 119, MILLS ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.
SUBJECT TO: Trust Deed, including the terms and provisions thereof, dated April 27, 1979, recorded May 1, 1979 in Volume M79, Page 9782, Microfilm Records of Klamath County, Oregon, wherein Klamath First Federal Savings & Loan Association is the Beneficiary. Michelle Bennett has agreed to assume this loan in full and hold Bruce W. Snyder and Julie M. Snyder harmless therefrom.

*"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 those apparent upon the land, if any, as 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 $* 36,000.00.
~~[illegible]~~
*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* 28th *day of* March, *19* 91; *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.*

Bruce W. Snyder
BRUCE W. SNYDER
Julie M. Snyder
JULIE M. SNYDER

*STATE OF OREGON,* )
*County of* Klamath ) *ss.*
March 28, *19* 91.

*Personally appeared the above named* BRUCE W. SNYDER, JULIE M. SNYDER *and acknowledged the foregoing instrument to be* their *voluntary act and deed.*

*Before me:*
*Notary Public for Oregon*
*My commission expires:*
DANA M. NIELSEN
NOTARY PUBLIC-OREGON
My Commission Expires 12/3/94

*STATE OF OREGON, County of* ( ) *ss.*
*The foregoing instrument was acknowledged before me this* , *19* , *by* , *president, and by* , *secretary of* , *a* *corporation, on behalf of the corporation.*
*Notary Public for Oregon*
*My commission expires:* *(SEAL)*

~~BRUCE W. SNYDER and JULIE M. SNYDER~~
~~3855 PINEGROVE~~
~~KLAMATH FALLS, OR 97603~~
GRANTOR'S NAME AND ADDRESS

MICHELLE BENNETT
~~2350 DARROW~~
~~KLAMATH FALLS, OR 97601~~
GRANTEE'S NAME AND ADDRESS

After recording return to:
MICHELLE BENNETT
2350 DARROW
KLAMATH FALLS, OR 97601
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
MICHELLE BENNETT
2350 DARROW
KLAMATH FALLS, OR 97601
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

*STATE OF OREGON,* *ss.*
*County of* Klamath
*I certify that the within instrument was received for record on the* 29th *day of* March, *19* 91, *at* 11:40 *o'clock* A *M., and recorded in book* M91 *on page* 5597 *or as file/reel number* 27532, *Record of Deeds of said county.*
*Witness my hand and seal of County affixed.*

Evelyn Biehn, County Clerk
*Recording Officer*
*By* Pauline Nielsen *Deputy*

Fee $28.00