

33561

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That ROBERT J. SNYDER and DONA J. SNYDER, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ALAN D. YOUNG and VICKI L. YOUNG, husband and wife 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:

The Easterly 41 feet of TRACT 52 of CLOVERDALE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, together with the Westerly one-half of vacated Lodi Street adjacent to said property.

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"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 of record and 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 \$ 54,500.00

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 20th day of Aug., 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.

STATE OF OREGON,  
County of Klamath, ss.  
August 20, 19 91

Personally appeared the above named  
ROBERT J. SNYDER  
DONA J. SNYDER

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

Before me: Nancy M. Marshall  
Notary Public for Oregon  
My commission expires: 6/8/92

STATE OF OREGON, County of \_\_\_\_\_ ss.  
The foregoing instrument was acknowledged before me this \_\_\_\_\_, 19 \_\_\_\_\_, by \_\_\_\_\_, president, and by \_\_\_\_\_, secretary of \_\_\_\_\_ corporation, on behalf of the corporation.

Notary Public for Oregon \_\_\_\_\_ (SEAL)  
My commission expires: \_\_\_\_\_

ROBERT J. SNYDER and DONA J. SNYDER  
P.O. Box 3272  
Harbor, OR 97415  
GRANTOR'S NAME AND ADDRESS

ALAN D. YOUNG and VICKI L. YOUNG  
5675 DELAWARE  
KLAMATH FALLS, OR 97603  
GRANTEE'S NAME AND ADDRESS

After recording return to:  
ALAN D. YOUNG and VICKI L. YOUNG  
5675 DELAWARE  
KLAMATH FALLS, OR 97603  
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:  
ALAN D. YOUNG and VICKI L. YOUNG  
5675 DELAWARE  
KLAMATH FALLS, OR 97603  
NAME, ADDRESS, ZIP

STATE OF OREGON, ss.  
County of Klamath  
I certify that the within instrument was received for record on the 21st day of Aug., 19 91, at 2:14 o'clock P. M., and recorded in book M91 on page 16693 or as file/reel number 33561.  
Record of Deeds of said county.  
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
Recording Officer  
By Nancy M. Marshall Deputy

Fee \$28.00

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