## v (0) 8) v 4 4

WARRANTY DEED -NM

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MOUNTAIN TITLE COMPANY

44294 KNOW ALL MEN BY THESE PRESENTS. That

NTAIN TITLE COMPANY

EVERETT HYLEMON and WILMA L. HYLEMON, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by , hereinafter called GARY B. SNYDER and JULIE E. SNYDER, 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

"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

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 grantor will warrant and jorever described in state promote aliming under the above described encumbrances, 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 X SACK CHESK 92 TOTALX

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 comporations and to individuals. In Witness Whereof, the grantor has executed this instrument this 20 day of <u>April</u>, 19 92

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.

fract of the courter of the	EVERETT HALEMON
STATE OF OREGON, )	
County of (19_92	WILMA L. HYLEMON Wilman Hylemon
Personally appeared the above named EVERETT HYLEMON	
WILMA L. HYLEMON	
and acknowledged the foregoing instrument to be their voluntary act and deed.	
Before me: Kistid Redd	STATE OF OREGON, County of) ss. The foregoing instrument was acknowledged before me this
Notary Public for Oregon My commission expires: 11/16/95	, 19, by, nresident, and by,
OFFICIAL SEAL KRISTI L REDD NOTARY PUBLIC - OREGON COMMISSION NO. 010431 NY COMMISSION EXPIRES NOV. 16, 1995	a corporation, on behalf of the corporation. Notary Public for Oregon (SEAL)
EVERETT HYLEMON and WILMA L. HYLEMON	My commission expires: (SEAL) STATE OF OREGON,
EVERETT HILETON and WILLET 2.	Sume of one control of ss.
GRANTOR'S NAME AND ADDRESS GARY B. SNYDER and JULIE E. SNYDER	I certify that the within instrument was
4611 Deaver	day of, 19, at o'closk M., and recorded
KLAMATH FALLS, OR 97601 GRANTEES NAME AND ADDRESS	space RESERVED in book on page or as
GARY B. SNYDER and JULLE E. SNYDER	HOR file/reel number, RECURDERS USE Record of Deeds of said county.
KLAMATH FALLS, OR 97601	Witness my hand and seal of County affixed.
NAME, ADDRESS, ZIP	` ` ` ` ` ` ` ` ` ` ` ` ` ` ` ` `
Used a change is responded all has instructed shall be serve to the following address. GARY B. SNYDER and JULITE E. SNYDER LUG M AOLAULY	Recording Office
KLAMATH FALLS. OR 97601	By Deputy

**9376** MTC NO. 27255-NM

## EXHIBIT A LEGAL DESCRIPTION

A parcel of land situated in the N 1/2 of the SE 1/4 of the NW 1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Cregon, and more particularly described as follows:

Beginning at a point in the center line of a 60 foot roadway from which the section corner common to section 2, 3, 10 and 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and as marked on the ground by an iron pin driven therein, bears South 89 degrees 44 1/2' West, along the said roadway center line 1813.7 to a point in the West boundary of said Section 11 and North 00 degrees 13 1/2' West, 1662.5' to said section corner and running thence North 00 degrees 01' West 331.15 feet to a point in the Northerly boundary of said N 1/2 of SE 1/4 of NW 1/4 of Section 11; thence North 89 degrees 47' East along said boundary of line 65.7 feet; thence South 00 degrees 01' East 331.10 feet, more or less to an intersection with the center line of the above mentioned roadway; thence South 89 degrees 44 1/2 West along said roadway center line 65.7 feet, more or less, to said point of beginning.

EXCEPT THEREFROM that portion lying within the right of way of Denver Avenue.

## STATE OF OREGON: COUNTY OF KLAMATH: s

of	for record at reques	t of <u>Mountain Title Co.</u> the <u>30th</u> day A.D., 19 <u>92</u> at <u>2:03</u> o'clock <u>P</u> M., and duly recorded in Vol. <u>M92</u> of <u>Deeds</u>
		On Page375
FEE	\$35.00	Evelyn Biehn - County Clerk
		By Qauline Mulinday