

WARRANTY DEED

MTC 29794-HF

KNOW ALL MEN BY THESE PRESENTS, That

~~CATHY KING~~ hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by _____, hereinafter called ~~CHARLES F. SNELL and LILLIAN A. SNELL, husband and wife~~, 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 7, Block 3, NORTH KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

MOUNTAIN TITLE COMPANY

"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 these 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 \$ 8,500.00

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 24th day of June, 19 93; 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.

CATHY KING

STATE OF OREGON

County of KlamathJune 24th, 19 93

Personally appeared the above named _____

CATHY KING

and acknowledged the foregoing instrument to BE HER _____ voluntary act and deed.

Before me:

Helen M. Fink

Notary Public for Oregon

My commission expires:



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)

CATHY KING

5729 Alhambra
Klamath Falls, OR 97603

CHARLES F. SNELL and LILLIAN A. SNELL

115 DEVON DRIVE

GRANTS PASS, OR 97527

NAME ADDRESS ZIP

CHARLES F. SNELL and LILLIAN A. SNELL

115 DEVON DRIVE

GRANTS PASS, OR 97527

NAME ADDRESS ZIP

CHARLES F. SNELL and LILLIAN A. SNELL

115 DEVON DRIVE

GRANTS PASS, OR 97527

NAME ADDRESS ZIP

STATE OF OREGON, ss.

County of KlamathI certify that the within instrument was received for record on the 2nd day of July, 19 93.at 1:52 o'clock P. M., and recorded in book M93 on page 15981 or as file reel number 64063.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

Pauline M. Mendenhall Deputy

Fee \$30.00

MOUNTAIN TITLE COMPANY

07-02-93P01:52 RCVD

MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY