

WARRANTY DEED

MTC 30361-HK

KNOW ALL MEN BY THESE PRESENTS, That

H. L. SNIDER

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by _____, hereinafter called PETE R. PATE

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

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 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 \$ 60,000.00

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 July day of 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.

STATE OF OREGON,)
County of Klamath) ss.
July 9, 19 93

H. L. SNIDER

Personally appeared the above named _____
H. L. SNIDER

_____ and acknowledged the foregoing instrument
to be his voluntary act and deed.

Before me:

Mary Kenneally
Notary Public for Oregon
My commission expires: 4/20/96



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 _____ (SEAL)
My commission expires: _____

H. L. SNIDER
P.O. BOX 963
CHILOQUIN, OR 97624

PETE R. PATE
P.O. BOX 76
CHILOQUIN, OR 97624

PETE R. PATE
P.O. BOX 76
CHILOQUIN, OR 97624

PETE R. PATE
P.O. BOX 76
CHILOQUIN, OR 97624

STATE OF OREGON, ss.

County of _____
I certify that the within instrument was received for record on the _____ day of _____, 19 _____, at _____ o'clock _____ M., and recorded in book _____ or page _____ of its file/reel number _____.
Record of Deeds of said county.
Witness my hand and seal of County affixed.

By _____ Recording Officer
Deputy

MTC Number: 30361-MK

LEGAL DESCRIPTION

A tract of land situated in Government Lots 17 and 21 in Section 4, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, lying easterly of U.S. Highway 97 and being more particularly described as follows:

Beginning at the Northeast Corner of said Government Lot 21; thence South 06 degrees 04' 14" West on the East line of said Government Lot 21, 198.03 feet; thence North 88 degrees 09' 37" West on the North line of the South 500 feet of said Government Lot 21, 218.83 feet to the East line of said U.S. Highway 97; thence Northeasterly on the East line of said U.S. Highway 97 the following three courses and distances: North 01 degrees 35' 08" East, 41.81 feet; N 04 degrees 02' 22" East, 319.92 feet; on a spiral curve to the right (the long chord of which bears North 04 degrees 04' 15" E, 134.58 feet) 134.58 feet to a point on the South line of the North 360 feet of said Government Lot 17; thence South 89 degrees 01' 20" East on said South line, 71.90 feet to the mean high water line of the Williamson River; thence Southerly on said mean high water line, 322 feet more or less to a point on the East line of said Government Lot 17; thence South 00 degrees 50' 00" West on the last said East line, 45.00 feet to the Northeast corner of said Government Lot 21.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title co the 9th day
of July A.D. 19 93 at 9:28 o'clock A.M., and duly recorded in Vol. M93
of Deeds on Page 16474

Evelyn Biehn County Clerk

FEE \$35.00

By (D. J. Biehn)