

MTC# 30811 Loan #0100443368

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Thomas D. Snider and Debra M. Snider

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Keith A. Wells and Elizabeth E. Wells, 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 5 in Block 2 of HENLEY ACRES, 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 those apparent upon the land, if any, as of 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 \$ **83,750.00**

~~However, the actual consideration paid for this transfer, stated in terms of dollars, is \$ **83,750.00** and the same is hereby acknowledged by the grantor and grantee. The terms of this deed shall be deleted from the consideration (indicated by X) and the same shall be deleted from the record.~~

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 August, 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.
August 20, 19 93

Thomas D. Snider
Thomas D. Snider

Personally appeared the above named
Thomas D. Snider and Debora M. Snider

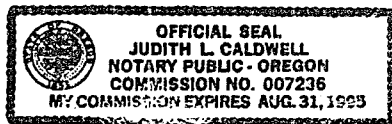
Debra M. Snider
Debra M. Snider

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

Before me:

Judith L. Caldwell
Notary Public for Oregon
My commission expires: 8-31-95

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)

Thomas D. Snider and
Debra M. Snider
c/o KFF

GRANTORS NAME AND ADDRESS

Keith A. Wells and
Elizabeth E. Wells
c/o KFF

GRANTEES NAME AND ADDRESS

After recording return to:

KLAMATH FIRST FEDERAL S&LA
2943 SOUTH SIXTH STREET
KLAMATH FALLS, OREGON 97603

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:

KLAMATH FIRST FEDERAL S&LA
2943 SOUTH SIXTH STREET
KLAMATH FALLS, OREGON 97603

NAME, ADDRESS, ZIP

STATE OF OREGON, ss.

County of Klamath
I certify that the within instrument was received for record on the 20th day of Aug., 19 93 at 3:37 o'clock P.M. and recorded in book M93 on page 21021 or as file-rec'd number 66639 Record of Deeds of said county. Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
Pauline Mueland Deputy

Fee \$30.00