

69567

MOUNTAIN TITLE COMPANY

Vol. m93 Page 26601

WARRANTY DEED

MTC 31025-MK

KNOW ALL MEN BY THESE PRESENTS, That CHARLES J. KUCERA, JR. and CHARLES L. CREECH, with the rights of survivorship hereinafter called the grantor, for the consideration hereinbefore stated, to grantor paid by ANDREW E. SNIDER and KELLI K. SNIDER, 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 3 in Block 2, REPLIT OF BUREKER PLACE, according to the official plat thereof on file in 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 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 \$ 58,000.00.

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 30 day of September, 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.
September 30, 19 93

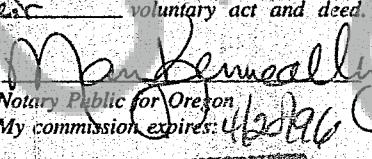

CHARLES J. KUCERA, JR.

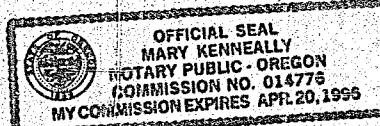
CHARLES L. CREECH

Personally appeared the above named
CHARLES J. KUCERA, JR.
CHARLES L. CREECH

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

Before me:


Notary Public for Oregon
My commission expires: 4/2/96



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 _____
My commission expires: _____ (SEAL)

CHARLES J. KUCERA, JR. and CHARLES L. CREECH
1937 PAINTER
Klamath Falls, OR 97601

GRANTORS NAME AND ADDRESS

ANDREW E. SNIDER and KELLI K. SNIDER
4436 DENVER
Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:
ANDREW E. SNIDER and KELLI K. SNIDER
4436 DENVER
Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

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

ANDREW E. SNIDER and KELLI K. SNIDER
4436 DENVER
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 12th day of Oct, 19 93, at 3:25 o'clock P. M., and recorded in book M93 on page 26601 or as file/reel number 69567. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer
By Debbie M. Meldore Deputy

Fee \$30.00