

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That

ROBERT C. SNYDER

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MICHAEL ANTONELLI and KRIS ANTONELLI, 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE
SUBJECT TO: A Trust Deed dated 7/7/79 and recorded on 7/5/79 in the Microfilm records of Klamath County, Oregon wherein the beneficiary is Klamath First Federal Savings and Loan Association. THE GRANTEEES HEREIN AGREE TO ASSUME AND TO PAY THIS OBLIGATION IN FULL.

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."

AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930."

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 \$ 31,500.00

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 29 day of June 19 94; 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.

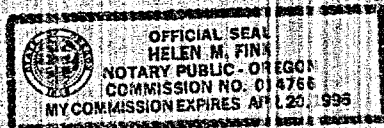
STATE OF OREGON,

County of Klamath) ss.

Personally appeared the above named
ROBERT C. SNYDER

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

Before me: Helen M. Fine
Notary Public for Oregon
My commission expires:



ROBERT C. SNYDER

145 RIVER RIDGE ROAD
BRUNSWICK, GA 31521

MICHAEL ANTONELLI and KRIS ANTONELLI

5650 INDEPENDENCE
KLAMATH FALLS, OR 97601

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5650 INDEPENDENCE
KLAMATH FALLS, OR 97601

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)

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 on page or as

file/reel number

Record of Deed of said county.

Witness my hand and seal of County

affixed.

By Recording Officer
Deputy

EXHIBIT "A" LEGAL DESCRIPTION

A portion of Tracts 30, 31 and 32, INDEPENDENCE TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin on the North line of Tract 32, Independence Tracts, which lies South 78 degrees 23' East along the North line of said Tract 32, a distance of 86.33 feet from the iron pin which marks the Northwest corner of said Tract 32, and running thence South 0 degrees 13' East a distance of 132.82 feet to an iron pin which lies on the South line of Tract 30, Independence Tracts; thence South 71 degrees 27' East along the South line of said Tract 30 a distance of 42.25 feet; thence North 0 degrees 13' West a distance of 188.01 feet, more or less, to the North line of said Tract 32; thence North 78 degrees 23' West along the North line of said Tract 32, 40.865 feet to the place of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: s.

Filed for record at request of Mountain Title Co the 8th day
of July A.D. 19 94 at 3:40 o'clock P. M., and duly recorded in Vol. M94,
of Deeds or Page 21257

FEE \$35.00

Evelyn Biehn County Clerk

By Russell W. Richardson