

96471

1396-7415

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Josephine L. Snyder

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by J. William Neuner and L. Scott Crenshaw, tenants in common, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that 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: THAT PORTION of the E1NE1 of Section 21, Township 34 South, Range 8 East of the Willamette Meridian, lying South of the County Road known as Williamson Road, North of the Sprague River. and West of the following described line:

Beginning at an iron pipe in the wexisting Southerly right-of-way fence in the Williamson Road from which the Section corner common to Sections 15, 16, 21, and 22, Township 34 South, Range 8 East of the Willamette Meridian, bears North 58° 27' East 1162.0 feet distant; thence South 00° 01' East 1174.9 feet to an iron pipe reference manumnt; thence South 00° 01' east 31 feet, more or less, to the Mortherly low water line of Sprague River, exceptin the East 165 feet thereof.

MOUNTAIN TITLE COMPANY, has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 of the above granted premises, free from all encumbrances

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 \$

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)

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 25 day of June, 1986; 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.

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.

Josephine L. Snyder

Josephine L. Snyder

STATE OF ARIZONA

County of MOHAVE

June 25

SS.

Personally appeared the above named

Josephine L. Snyder

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

Before me

Notary Public for ARIZONA

My commission expires: 1-12-89

STATE OF

County of

SS.

Personally appeared

and

who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of

a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

(If executed by a corporation, affix corporate seal)

Josephine L. Snyder

GRANTOR'S NAME AND ADDRESS

J. William Neuner & L. Scott Crenshaw

GRANTEE'S NAME AND ADDRESS

After recording return to:

J. William Neuner & L. Scott Crenshaw

P. O. Box 1786

Roseburg, OR 97470

NAME, ADDRESS, ZIP

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

same - no change

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

SS.

I certify that the within instrument was received for record on the 21st day of March, 1985, at 2:01 o'clock P. M. and recorded in book/reel/volume No. 195 on page 6370 or as fee/file/instrument/microfilm/reception No. 96471, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk.

NAME TITLE

FEE: \$30.00

By [Signature] Deputy