

K-49833
WARRANTY DEED

LEON L. NELSON, Grantor, conveys and warrants to, PERRY H. SNEED AND P. D. SNEED, EACH AS TO AN UNDIVIDED ONE HALF INTEREST; Grantee, the following described real property, together with appurtenances, free of encumbrances except as specifically set forth herein, situated in KLAMATH County, OR:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

96 OCT 29 P3:17

SUBJECT TO: Easements of record, Conditions and restrictions of record, Rights of way of record, Real property and/or mobile home taxes for 1996/97, which are a lien but not yet payable.

The true consideration paid for this conveyance is ONE HUNDRED THOUSAND AND 00/100 (\$100,000.00). () However, the whole consideration includes other value given or promised (check if other consideration statement applies).

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.

Dated this 17 day of Oct., 1996.

Leon L. Nelson

LEON L. NELSON

IOWA

STATE OF ~~OREGON~~)

County of Emmet) ss.

This instrument was acknowledged before me on the 17th day of Oct., 1996 by LEON L. NELSON

(seal)

Jeffrey J. Newlin
Notary Public for Oregon IOWA
My commission expires: 11/25/98

Until a change is requested,
send all tax statements to:

GRANTEES
72 S. Keene Way Drive
Medford, OR 97504
Return document to:

CRATER TITLE INSURANCE CO.
P O BOX 250
MEDFORD, OR 97501



EXHIBIT "A"
DESCRIPTION OF PROPERTY

The following described real property situate in Klamath County, Oregon

Beginning at an iron pipe which marks the Southeasterly corner of Lot 54 of Lakewood Heights and running thence along the Westerly line of Lot 37 of Lakewood Heights to a point which is its intersection with the projection of the Northwesterly line of Lot 36 of Lakewood Heights; thence Southwesterly along the Northwesterly line of Lot 36, Lakewood Heights to a point which is its intersection with the section line common to Sections 23 and 26, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon; thence in a straight line to an iron pipe which marks the Southwesterly corner of Lot 54 of Lakewood Heights; thence Northeasterly along the Southwesterly line of Lot 54 of Lakewood Heights to the point of beginning, being all a portion of Lot 4, Section 23, Township 38 south, Range 8 East of the Willamette Meridian. Also including all those portions of NW $\frac{1}{4}$ SW $\frac{1}{4}$ and SE $\frac{1}{4}$ SW $\frac{1}{4}$ and all those portions of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ and the SW $\frac{1}{4}$ NW $\frac{1}{4}$ and SW $\frac{1}{4}$ SE $\frac{1}{4}$ which lie Southerly and Westerly of Lakewood Heights, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TOGETHER WITH an easement, subject to the terms and provisions thereof, as disclosed by instrument between Lakewood Heights District Improvement Company, a corporation, and Robert B. Chilcote and Barbara J. Chilcote, husband and wife, recorded Auguts 5, 1970 in Volume M70 page 6687, Microfilm records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 29th day
of October A.D., 19 96 at 3:17 o'clock P. M., and duly recorded in Vol. M96,
of Deeds on Page 34101.

FEE \$35.00

Bernetha G. Letsch County Clerk
By Kutten Reas