

1-1-74

49686

WARRANTY DEED

Vol. M97 Page 39764

KNOW ALL MEN BY THESE PRESENTS, That DONALD L. SLOAN and HAZEL I. SLOAN, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by LARRY T. SNYDER and SUSAN K. SNYDER, 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, 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:

Lot 13 in Block 211 of MILLS SECOND ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: All future real property taxes and assessments; assessments and charges of the City of Klamath Falls for sewer service; reservations, restrictions, easements and rights of way of record, and those apparent on the land; mortgage, including the terms and provisions thereof executed by grantors herein to Equitable Savings & Loan Association, an Oregon Corporation, dated 4/29/71, recorded 5/10/71 in Volume M-71 page 4149, Microfilm Records of Klamath County, Oregon, which said mortgage grantees herein assume and agree to pay according to the terms thereof and hold grantors harmless therefrom.

(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 except as above set forth

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 \$16,000.00.

However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the 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 1 day of March, 1977; 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.

(If executed by a corporation,
affix corporate seal)

STATE OF OREGON,

County of Klamath

March 28, 1977

Personally appeared the above named DONALD L. SLOAN and HAZEL I. SLOAN, husband and wife,

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 8-5-79

STATE OF OREGON, County of _____) ss.

_____, 19____

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:

Donald L. & Hazel I. Sloan
Route 3, Box 1304
Klamath Falls, Oregon

GRANTOR'S NAME AND ADDRESS

Larry T. & Susan K. Snyder
1991 Lakeshore Drive
Klamath Falls, Oregon

GRANTEE'S NAME AND ADDRESS

After recording return to:

Larry T. Snyder
1991 Lakeshore Drive
KFO 97601

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 8th day of December, 1997, at 2:13 o'clock P.M., and recorded in book M97 on page 39764 or as file/reel number 49686, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk
Recording Officer

Fee: \$30.00

By Kathleen Ross Deputy

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