

58642

BILL M. WINCHELL and DORA J. WINCHELL, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to: WILLIAM J. SNYDER and BEVERLY A. SNYDER, husband and wife, Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of KLAMATH and State of Oregon, to wit:

Lot 12 in Block 2 of JUNIFER ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any: and the 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.

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.

The true and actual consideration for this conveyance is \$ 35,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: PO BOX 78 SPRAGUE RIVER OR 97639

Dated this 19 day of May, 1998.

Bill M. Winchell
BILL M. WINCHELL

Dora J. Winchell
DORA J. WINCHELL

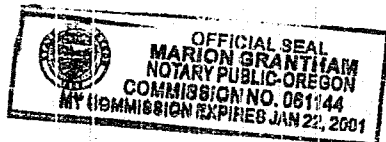
STATE OF OREGON

SS. May 19 19 98

COUNTY OF KLAMATH

Personally appeared the above named BILL M. WINCHELL AND
DORA J. WINCHELL

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Marion Grantham
Notary Public for Oregon
My commission expires 1/22/01

ESCROW NO. MT44298-KA

Return to:

WILLIAM J. SNYDER
PO BOX 78
SPRAGUE RIVER OR 97639

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

Amerititle
on this 22nd day of May A.D., 1998
at 3:30 o'clock P. M. and duly recorded
in Vol. M98 of Deeds Page 17473

Bernetha G. Leisch, County Clerk

By Kathleen Ross
Fee, \$30.00

Deputy.