

Seller: SNYDER-CONN  
Order No.: 146552

Data ID: 27442  
Job No.: 14301

STATE OF OREGON, } ss.  
County of \_\_\_\_\_ }

Elaine Snyder-Conn

Grantor's Name and Address

Richard A. & Karen H. DeChellis

840 Pacific Terrace

Klamath Falls, OR 97601

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

Richard A. & Karen H. DeChellis

840 Pacific Terrace

Klamath Falls, OR 97601

Until requested otherwise, send all tax statements to  
(Name, Address, Zip):

First Horizon Home Loan Corp

4949 SW Meadows Rd. #350

Lake Oswego, OR 97035

K-55368

I certify that the within instrument was  
received for record on the \_\_\_\_\_  
day of \_\_\_\_\_, \_\_\_\_\_, at  
\_\_\_\_\_ o'clock \_\_\_\_\_ M., and  
recorded in book/reel/volume No. \_\_\_\_\_  
on page \_\_\_\_\_ and/or as  
fee/file/instrument/microfilm/reception No. \_\_\_\_\_  
\_\_\_\_\_, Records of said County.

Witness my hand and seal of County  
affixed.

Name \_\_\_\_\_ Title \_\_\_\_\_

By \_\_\_\_\_, Deputy

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Above Space Reserved for Recorder's Use

## WARRANTY DEED

ELAINE SNYDER-CONN (herein referred to as Grantor, whether one or more), conveys and warrants to  
Richard A. DeChellis and Karen H. DeChellis, Husband and Wife

(herein referred to as Grantee, whether one or more), the following described real property free of encumbrances  
except as set forth herein situated in KLAMATH County, Oregon, to-wit:

SEE EXHIBIT "A", ATTACHED HERETO AND MADE A PART HEREOF FOR ALL  
PURPOSES.

Tax Account Number(s): 3809-28BC-9700

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.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, his heirs and assigns  
forever. And the said Grantor does hereby covenant to and with the said Grantee, that he is the owner in fee simple  
of said premises; that they are free from all encumbrances except as described herein, and that he will warrant and  
defend the same from all lawful claims whatsoever.

This conveyance is made and accepted subject to the lien for current taxes and other assessments and all valid and  
subsisting restrictions, reservations, conditions, limitations, encumbrances, covenants, exceptions and easements as may  
appear of record, if any, affecting the above described property.

The singular number shall include the plural, the plural the singular, and use of any gender shall be applicable to all  
genders.

The true consideration for this conveyance is \$ 128,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 1 day of April, 2000.

Elaine Snyder-Conn

ELAINE SNYDER-CONN—Grantor

K31

13319

STATE OF VIRGINIA }  
COUNTY OF ARLINGTON } ss.  
4/6/2000 }

Personally appeared the above named ELAINE SNYDER-CONN and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:

Ronald P. Anglin  
Notary Public for

My commission expires: 9/30/2000

Seller: SNYDER-CONN  
Order No.: 146552

Data ID: 27442

## EXHIBIT "A"

### LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL PROPERTY SITUATE IN KLAMATH COUNTY, OREGON:

BEGINNING AT THE MOST NORTHERLY CORNER OF LOT 2 IN BLOCK 37 OF HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON; THENCE SOUTHWESTERLY ALONG THE LINE BETWEEN LOTS 1 AND 2 IN SAID BLOCK 37, 100 FEET; THENCE SOUTHERLY AND PARALLEL TO PACIFIC TERRACE 45 FEET; THENCE SOUTHWESTERLY PARALLEL TO PORTLAND STREET, 50 FEET TO THE ALLEY; THENCE SOUTHERLY AND PARALLEL TO PACIFIC TERRACE, 10 FEET TO THE NORTHERLY LINE OF LOT 3 IN SAID BLOCK 37; THENCE EASTERLY ALONG SAID LINE OF LOT 3, 62 1/2 FEET; THENCE SOUTHERLY AND PARALLEL TO PACIFIC TERRACE 1 FOOT; THENCE EASTERLY PARALLEL TO PORTLAND STREET 87 1/2 FEET TO PACIFIC TERRACE; THENCE NORTHERLY ALONG THE WESTERLY LINE OF PACIFIC TERRACE 56 FEET TO THE POINT OF BEGINNING.

State of Oregon, County of Klamath  
Recorded 04/20/00, at 3:25 p m.  
In Vol. M00 Page 13318  
**Linda Smith,**  
County Clerk Fee\$ 31<sup>00</sup>