

KNOW ALL MEN BY THESE PRESENTS, That **STEPHEN N. BELL**

, hereinafter called the grantor, for the consideration hereinafter stated,  
to grantor paid by **BLAIR M. HENDERSON**

, 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, sit-  
uated in the County of **Klamath** and State of Oregon, described as follows, to-wit:

\*See Attachment

(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  
easements, restrictions, liens or encumbrances of record, or those apparent  
upon the land.

and that  
grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the law-  
ful 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 \$ 0.00

~~However, the actual consideration consists of or includes other property or value given or promised, which is~~  
~~part of the~~ consideration (indicate which). (This is part of a straw man transaction.)

In construing this deed and where the context so requires, the singular includes the plural.  
WITNESS grantor's hand this day of August, 19 73.

*Stephen N. Bell*  
STEPHEN N. BELL

STATE OF OREGON, County of **Klamath**, ss. August 23, 19 73.  
Personally appeared the above named **Stephen N. Bell**

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

Before me: *Karen Rice*  
Notary Public for Oregon  
My commission expires 4-24-77

NOTE—The sentence between the symbols ①, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

STEPHEN N. BELL  
TO

BLAIR M. HENDERSON

AFTER RECORDING RETURN TO

*Blair M. Henderson*  
325 Main  
153.

(DON'T USE THIS  
SPACE; RESERVED  
FOR RECORDING  
LABEL IN COUN-  
TIES WHERE  
USED.)

STATE OF OREGON

County of \_\_\_\_\_ ss.

I certify that the within instru-  
ment was received for record on the  
day of \_\_\_\_\_, 19\_\_\_\_\_,  
at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded  
in book \_\_\_\_\_ on page \_\_\_\_\_ or as  
file number \_\_\_\_\_, Record of  
Deeds of said County.

Witness my hand and seal of  
County affixed.

By *[Signature]* Title  
Deputy

11525

\*ATTACHMENT

A parcel of land situate in Lots 39 and 40, FAIR ACRES SUBDIVISION NO. 1 and being more particularly described as follows: Beginning at an iron pin on the Southwest corner of Lot 39 of FAIR ACRES SUBDIVISION NO. 1, and running; thence North along the West line of said Lot 39, 139.2 feet to the Northwest corner of said Lot 39 to the iron pin marking the Northwest corner of said Lot 39; thence East along the North line of said Lot 39, 131.0 feet; thence North parallel to the West line of Lot 40, 139.2 feet; thence East parallel to the South line of Lot 40, 90.0 feet; thence South parallel to the West line of Lots 39 and 40, 278.4 feet to an iron pin on the South line of Lot 39 from which the iron pin marking the Southeast corner of Lot 39 bears East 92.0 feet distant; thence West along the South line of said Lot 39, 221.0 feet, more or less, to the point of beginning. EXCEPTING THEREFROM the Westerly 5.0 feet of Lot 39 conveyed to the County for road purposes in Volume 349 at page 474 and excepting therefrom any easements and/or rights of way for a sanitary sewer of the South Suburban Sanitary District and Canal of the Enterprise Irrigation District of record or apparent upon the premises.

SUBJECT TO: Contracts, liens, assessments, rules, regulations and laws for irrigation, drainage and sewage, and reservations, restrictions, easements and rights of way of record, and those apparent on the land, and, 1967-1968 real property taxes and all future taxes.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of BLAIR M. HENNERSON  
this 27th day of AUGUST A. D. 19 73 at 11:02 o'clock A. M., and  
duly recorded in Vol. M 73 of DEEDS on Page 11524

FEE \$ 4.00

By Wm D. MILNE, County Clerk  
*Hazel Drazel*