

87511

## WARRANTY DEED

4289

CLYDE IVAN BERNARD, an estate

KNOW ALL MEN BY THESE PRESENTS, That  
in fee simple

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by  
Robert B. Bell and Donna F. Bell, 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 ap-  
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Beginning at the most Westerly corner of Lot 5, Block 58, NICHOLS  
ADDITION to the Town of Linkville (now City of Klamath Falls, Oregon)  
thence Southeasterly along the Easterly line of 11th Street, 45 feet;  
thence Northeasterly at right angles to 11th Street, 70 feet; thence  
Northwesterly parallel with 11th Street 45 feet to the Southerly line  
of Lincoln (formerly Washington Street); thence Southwesterly along the  
Southerly line of said Lincoln Street 70 feet to the place of beginning,  
being a part of Lot 5 of said Block 58, of said NICHOLS ADDITION, in the  
City of Klamath Falls, Oregon.

SUBJECT TO: Assumption of mortgage, including the terms and provisions  
thereof, dated June 20, 1972, recorded June 20, 1972 in Book M-72 at  
page 6649, executed by Clyde Ivan Bernard and Margaret Ada Bernard, to  
State of Oregon.

FURTHER SUBJECT TO: Reservations, restrictions and/or rights-of-way of  
record and those apparent on the land (see 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  
stated hereinabove.

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 \$15,500.00  
However, the actual consideration consists of or includes other property or value given or promised which is  
the whole 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 5 day of April, 1974;  
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)

JAMES W. WESLEY

Notary Public for Oregon

My commission expires

STATE OF OREGON, County of

STATE OF OREGON

County Klamath

April

5

19 74

Personally appeared

and

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

Personally appeared the above named  
CLYDE IVAN BERNARD, an estate  
in fee simple  
his voluntary act and deed.

ment to be

Before me:

(SEAL)

Notary Public for Oregon

My commission expires: 1-20-76

Notary Public for Oregon

My commission expires:

(SEAL)

CLYDE IVAN BERNARD

GRANTOR'S NAME AND ADDRESS

Robert B. and Donna F. Bell

GRANTEE'S NAME AND ADDRESS

After recording return to:

Robert B. Bell

534 N 11th

NAME, ADDRESS, ZIP

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

Clyde Ivan Bernard

Department of Veterans Affairs  
1225 Ferry St. S.E. Salem, Oregon 97310

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instru-  
ment was received for record on the  
9th day of APRIL, 1974,  
at 10:44 o'clock A.M., and recorded  
in book M. 74 on page 4289 or as  
file/reel number 87511.

Record of Deeds of said county.  
Witness my hand and seal of  
County affixed.

WM. D. MILNE

Recording Officer

By Hazel Dragal Deputy

FEE \$ 2.00