

95275

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WARRANTY DEED

This Indenture Witnesseth, THAT GERTRUDE OTREMB, a single woman,

hereinafter known as grantor for the consideration hereinafter recited, has bargained and sold, and by these presents does grant, bargain, sell and convey unto

GARY A. BELL,

his heirs and assigns, the following described premises, situated in Klamath County, Oregon, to-wit:

Lot 232 of THIRD ADDITION TO SPORTSMAN PARK.

SUBJECT TO: Agreement for control of water level of Lake, including the terms and provisions thereof, from Herbert Fleishhacker to the California Oregon Power Company, a California corporation, recorded February 15, 1924, in Volume 63 at page 459, Deed Records of Klamath County, Oregon; Transmission Line Easement, including the terms and provisions thereof, granted to Copco, by instrument recorded November 8, 1955, in Volume 279 at page 99, Deed Records of Klamath County, Oregon; Reservations for set-back lines and a 8-foot easement on back of lot for sanitary sewer and public utilities, as set forth in the Plat of Third Addition to Sportsman Park; and conditions and restrictions set forth in instrument including the terms and provisions thereof, recorded November 26, 1969, in M-69 at page 9876.

RECEIVED
NOV 29 1970
L. J. J.

The true and actual consideration for this transfer is \$ 2,300.00. being

The foregoing recitation of consideration is true as I verily believe.
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, his heirs and assigns, that she is the owner in fee simple of said premises; that they are free from all incumbrances, except as above set out, and that she will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, grantor has hereunto set her hand and seal
this 29th day of December 19 69.

(SEAL)

Gertrude Otremb (SEAL)

(SEAL)

(SEAL)

STATE OF OREGON, County of Klamath) ss.
Personally appeared the above named GERTRUDE OTREMB, a single woman,

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

Before me:

Front Office of
CANONG, GANONG & GORDON
First Federal Building
Klamath Falls, Oregon

Notary Public for Oregon.

My commission expires

STATE OF OREGON,

County of KLAMATH

ss.

I certify that the within instrument was received for record on the 29th day of NOVEMBER 1970, at 4:20 o'clock P.M., and recorded in book 14 74 on page 15267 Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

By

Hazel Drayton

Deputy

FEE \$ 2.00

(Faxes to +
Jeb! Gary G. Bell
285 - Richfield # 984
San Jose Calif 95129

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