

96225

WARRANTY DEED (INDIVIDUAL)

Vol. 72 Page 44

44

FRANK D. BELL and MARLENE R. BELL, as tenants by the entirety  
 hereinafter called grantor, convey(s) to  
 JAMES J. O'BRIEN and VIRGINIA R. O'BRIEN, husband and wife  
 all that real property situated in the County  
 of KLAMATH, State of Oregon, described as:

A portion of the SW $\frac{1}{4}$ SW $\frac{1}{4}$  in Section 13, Township 39 South, Range 9  
 East of the Willamette Meridian, more particularly described as  
 follows:

Beginning at a point on the South line of Section 13, Township 39  
 South, Range 9 East of the Willamette Meridian, which is 707 feet  
 East of the corner common to Sections 13, 14, 23 and 24 of said Township  
 and Range; thence North 0° 40' East 736.6 feet, to a point which is 82.5  
 feet Easterly from the center line of the U.S.R.S., 1-C-1-A drain ditch;  
 thence along a line parallel to said drain ditch, North 25° 23' East  
 286.3 feet; and thence North 4° 34' East 287.5 feet, more or less, to  
 the North line of the drainage ditch along the North boundary of the  
 South half of the Southwest quarter of said Section 13; thence South  
 89° 51' West 83 feet, more or less, to the center line of said 1-C-1-A  
 drain ditch; thence along the center line of said drain, South 4° 34'  
 West 265 feet; thence South 25° 23' West 440 feet; thence South 15° 55'  
 West 700 feet; thence South 0° 44' East 30.4 feet, to the South line of  
 Section 13, at a point which is 411 feet East of the corner common to  
 Sections 13, 14, 23 and 24; thence leaving said drain ditch, East 296  
 feet, more or less, to the point of beginning, being a portion of the  
 Southwest quarter of Southwest quarter of Section 13, Township 39 South,  
 Range 9 East of the Willamette Meridian, said description being made to  
 the center lines of 1-C-1-A drain and of the county road known as Airway  
 Avenue.

SUBJECT TO: 1. Regulations of Klamath Irrigation District. 2. Rights  
 of the public in and to any portion of said premises lying within the  
 limits of roads and highways. 3. Mortgage in favor of First Federal  
 Savings & Loan recorded in Book M-72 at page 9707, which the grantee  
 herein agrees to assume and pay according to the terms contained therein.

STATE OF OREGON, County of Klamath ) ss.

January 2nd, 19 75 personally appeared the above named  
Frank D. Bell and Marlene R. Bell and acknowledged the foregoing  
 instrument to be their voluntary act and deed.

Before me:

Quay B. Pablos  
 Notary Public for Oregon

My commission expires: 8-12-77

The dollar amount should include cash plus all encumbrances existing against the property to which the  
 property remains subject or which the purchaser agrees to pay or assume.  
 If consideration includes other property or value, add the following: "However, the actual consideration  
 consists of or includes other property or value given or promised which is part of the/the whole  
 consideration." (Indicate which)

WARRANTY DEED (INDIVIDUAL)

BELL  
 TO

O'BRIEN

After Recording Return to:

James J. O'Brien  
 5845 Airway Drive  
 Klamath Falls, Oregon

STATE OF OREGON, )

County of KLAMATH ) ss.

I certify that the within instrument was received for record  
 on the 2nd day of JANUARY, 19 75  
 at 4:55 o'clock P.M. and recorded in book M 75  
 on page 44 Records of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. HUNE

COUNTY CLERK

Title

By Heidi L. Dray Deputy

FEE \$ 4.00

RECEIVED  
 JAN 2 1975  
 4:55 pm

The following described real property in Klamath County, Oregon:

45

Tax statements to: 1st Federal Sav., 540 Main Street, Klamath Falls, Ore.  
and covenant(s) that grantor is the owner of the above described property free of all encumbrances except  
except those of record

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 38,500.00.

Dated this 2nd day of January, 19 75.

Frank D. Bell  
Frank D. Bell

Marlene R. Bell  
Marlene R. Bell

STATE OF OREGON, County of Klamath ) ss.

January 2nd, 19 75 personally appeared the above named  
Frank D. Bell and Marlene R. Bell and acknowledged the foregoing  
instrument to be their voluntary act and deed.

Before me:

Judy B. Pabolo  
Notary Public for Oregon

My commission expires: 8-12-77

The dollar amount should include cash plus all encumbrances existing against the property to which the  
property remains subject or which the purchaser agrees to pay or assume.

If consideration includes other property or value, add the following: "However, the actual consideration  
consists of or includes other property or value given or promised which is part of the/the whole  
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BELL  
TO

O'BRIEN

After Recording Return to:

James J. O'Brien  
5845 Airway Drive  
Klamath Falls, Oregon

STATE OF OREGON, )

County of KLAMATH ) ss.

I certify that the within instrument was received for record  
on the 2nd day of JANUARY, 19 75  
at 1:55 o'clock P.M. and recorded in book M 75  
on page 44 Records of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

COUNTY CLERK

Title

By Hazel Drayle

Deputy

FEE \$ 4.00