

3428

WARRANTY DEED

Vol. 77 Page 8961

KNOW ALL MEN BY THESE PRESENTS, That FLOYD A. COBB

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by PAUL J. BELLET and ETHEL M. BELLET, 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 appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lots 50 and 51 of ROSELAWN, a subdivision of Block 70 of BUENA VISTA ADDITION to the City of Klamath Falls, Oregon,

(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 1975-76 taxes now a lien but not yet payable and easement in favor of the California Oregon Power Company recorded in Deed Book 75 at Page 399,

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 \$2,600.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols ①, 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 31st day of July, 1975; 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)

STATE OF OREGON,

County of Klamath

July 31st

1975

STATE OF OREGON, County of

Klamath

1975

Personally appeared

Floyd A. Cobb

and

who, being duly sworn,

did say that the former is the

president and that the latter is the

secretary of

Personally appeared the above named Floyd A. Cobb

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

Before me: Marlene T. Addington

(OFFICIAL SEAL) Notary Public for Oregon

My commission expires: 3-21-77

Floyd A. Cobb

GRANTOR'S NAME AND ADDRESS

James J. Bellet

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mrs. Paul J. Bellet  
2341 Nile St.  
Klamath Falls, OR 97601

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

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

FEE \$ 3.00

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 4th day of AUGUST, 1975, at 11:00 o'clock A.M., and recorded in book M 75 on page 8961 or as file/reel number 3428

Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE

By [Signature] Recording Officer Deputy