

35628

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS That ROBERT B. BELL and DONNA F. BELL, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RONNIE T. HOPSON and PATRICIA M. HOPSON, husband and wife hereinafter called the grantee, do 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:

SEE ATTACHED DESCRIPTION (Marked Exhibit A)

SUBJECT TO:

1. Taxes for the fiscal year 1977-1978, a lien but not yet due and payable.
2. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
3. Statutory powers of South Suburban Sanitary District.
4. Statutory powers of Klamath Irrigation District.
5. Recitals in deed, recorded November 23, 1942 in Deed Volume 151 at page 278 and recorded June 28, 1945 in Book 177 at page 363, of Deed Records of Klamath County, 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

As set forth above

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 \$ 34,000.00. 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 (H) 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 12th day of September, 1977, 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)

Robert B. Bell  
Donna F. Bell

STATE OF OREGON,

STATE OF OREGON, County of

County of Klamath

September 12, 1977

Personally appeared the above named Robert B. Bell and Donna F. Bell

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 3-22-81

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

a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:  
Mr & Mrs Ronnie T. Hopson  
5746 Bristol  
City, 97601

NAME, ADDRESS, ZIP

Dept. of Veterans Affairs  
1225 Ferry St.  
Salem, Oregon 97310

NAME, ADDRESS, ZIP

STATE OF OREGON

County of

I certify that the within instrument was received for record on the day of 1977

at 10:00 A.M. and recorded in book on page or as

file/reel number

Record of Deeds of said county

Witness my hand and seal of County affixed.

Recording Officer

By Deputy



17047

MTC NO. 1674-4104

## EXHIBIT A

## DESCRIPTION

A parcel of land known as Homedale Garden Tracts No. 11, unplatted in the South half of the Northwest quarter of the Southeast quarter of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a point in the center line of a 60 foot roadway from which the quarter section corner common to Sections 11 and 14, Township 39 South, Range 9 East of the Willamette Meridian, bears South 89°28' West along the said roadway line 590 feet and South 0°09' East along the North and South centerline of the said Section 11, as marked on the ground by a well established fence line 1663.6 feet; and running thence from said beginning point, South 0°16' East 336.5 feet, more or less, to a point in the South boundary line of the South half of the Northwest quarter of the Southeast quarter of said Section 11, thence South 89°31½' East along the said boundary line 129 feet; thence North 0°16' West 338.8 feet, more or less to the center line of the above mentioned roadway; thence South 89°28' West 129 feet more or less to the point of beginning.

STATE OF OREGON, COUNTY OF KLAMATH, ss.

I, \_\_\_\_\_, Clerk of said County,

do hereby certify that the foregoing is a true and correct copy of the original of

this 13th day of September, A. D. 1977, at 2:07 clock P. M., and

was duly recorded in Vol. M77, of Deeds, on Page 17046

Fee \$6.00

Wm D. MILNE, County Clerk

By *Bernard J. Hatch*