

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That L. A. HARD and MARY'L J. HARD, husband and wife, 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, successors and assigns, that certain real property, with tenements, hereditaments, and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

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, 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° 31 1/2' 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.

SUBJECT TO: Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District; regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District; and 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.

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

WARRANTY DEED
Page 1

STATE OF
I hereby certify
September
of Deeds
FEE \$

grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized fee simple of the above granted premises, free from all encumbrances 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 \$15,000.00.

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 30th day of August, 1974.

L. A. Hard
L. A. Hard

Mary J. Hard
Mary J. Hard

STATE OF OREGON)
County of Klamath) ss.

August 30th, 1974

Personally appeared the above named L. A. HARD and MARY'L J. HARD and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Betty Crank
Notary Public for Oregon
My commission expires: 6-18-76

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

Mr. & Mrs. Dept. of Veterans' Affairs

1225 Terry S.E. Salem Oregon 97310

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 29th day of September A.D., 19 77 at 9:52 o'clock A M., and duly recorded in Vol. M77, of Deeds on Page 18241.

FEE \$6.00

WM. D. MILNE, County Clerk
By Bernetha H. Ketch Deputy