

42449

WARRANTY DEED

Vol. 78 Page 1881

KNOW ALL MEN BY THESE PRESENTS, That DENNIS M. YOUNG and DEBORAH YOUNG,
husband and wife,
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROBERT BELL
and DOMNA BELL, 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 ap-
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:
Lot 1 in Block 2, GATEWOOD TRACT NO. 1035, according to the official plat thereof on file
in the office of the County Clerk of Klamath County, Oregon,

SUBJECT TO:

1. Right of Way recorded May 18, 1907 in Vol. 22, page 479, Deed Records of Klamath County, Oregon.
2. Utility Easements as delineated on dedicated plat.
3. Restrictions as contained in plat dedication.
4. Conditions and restrictions, if any, imposed by instrument, recorded May 17, 1973 in Volume M73, page 5995, Microfilm 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

EXCEPT THOSE 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 \$ 40,500.00

~~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 [Ⓢ], 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 30 day of January, 19 78;
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)

Deborah Young

STATE OF OREGON,)
County of Klamath) ss.
January 30th, 19 78

STATE OF OREGON, County of _____) ss.
_____, 19 _____

Personally appeared the above named
Dennis M. Young and Deborah
Young,

and acknowledged the foregoing instru-
ment to be their voluntary act and deed.

Before me:
(OFFICIAL SEAL) *[Signature]*
Notary Public for Oregon
My commission expires: 7-19-78

Personally appeared _____ and
_____, who, being duly sworn,
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 be-
half of said corporation by authority of its board of directors; and each of
them acknowledged said instrument to be its voluntary act and deed.

Before me:
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: _____

YOUNG
GRANTOR'S NAME AND ADDRESS
BELL
GRANTEE'S NAME AND ADDRESS
After recording return to:
Mr. and Mrs. Robert Bell
5216 Bartlett
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address:
Dept. of Veteran's Affairs
1225 Ferry Street, S. E.
Salem, Oregon 97310
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,)
County of Klamath) ss.

I certify that the within instru-
ment was received for record on the
31st day of January, 19 78,
at 11:05 o'clock A.M., and recorded
in book M75 on page 1881 or as
file/reel number 42449
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Wm. D. Milne
By *[Signature]* Recording Officer
[Signature] Deputy

Fee \$3.00