

1-1-74

76936

WARRANTY DEED

Vol. 779 Page 27010



KNOW ALL MEN BY THESE PRESENTS, That KENNETH RAY BELL

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DEWARD R. BELL and MERCEILL K. 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 appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Beginning at a point on the South line of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, which point is North 88° 57' East 330.02 feet from the Southwest corner of said SE $\frac{1}{4}$ NW $\frac{1}{4}$; thence North 0° 35' West 963.8 feet along the East line of the E $\frac{1}{2}$ W $\frac{1}{2}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section to a point which said point is the true point of beginning of this description; thence continuing North 0° 35' West along said East line a distance of 75 feet; thence South 89° 25' West a distance of 135 feet to a point; thence South 0° 35' East a distance of 75 feet; thence North 89° 25' East 135 feet to the true point of beginning, being a part of said E $\frac{1}{2}$ W $\frac{1}{2}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$ Section 2, Township 39 South, Range 9 East of the Willamette Meridian.

(Continued on Reverse Side)

(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 as herein set forth on Reverse Side

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 \$11,000.00.

~~Howsoever the actual consideration consists in whole or in part of money or property or value given or promised or to be given or promised or in any other manner, the sentence between the symbols (S), 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 16th day of November, 1979; 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.

KENNETH RAY BELL

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

ss.

County of Klamath

New 16

19.79

Personally appeared the above named

Kenneth Ray Bell

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

LUCILLE E. McFARLAND

Notary Public for Oregon

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 20-83

STATE OF OREGON, County of _____) ss.

Personally appeared _____, 19 _____, 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 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.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

Kenneth R. Bell
6225 Maryland
Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

Deward R. Bell & Merceill K. Bell
2057 Gettle Street
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Deward R. Bell & Merceill K. Bell
2057 Gettle Street
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

Deward R. Bell & Merceill K. Bell
2057 Gettle Street
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of _____

I certify that the within instrument was received for record on the _____ day of _____, 19 _____, at _____ o'clock _____ M., and recorded in book _____ or page _____ or as file/reel number _____

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer

By _____ Deputy

SPACE RESERVED
FOR
RECORDER'S USE

01953

27011

SUBJECT TO:

1. Reservations, restrictions, rights of way and easements of record and those apparent on the land;
2. Acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder.
- Liens and assessments of Klamath Project and Enterprise Irrigation District, and regulations, contracts, easements and water and irrigation rights in connection therewith;
3. Regulations, liens, assessments, and laws relating to South Suburban Sanitary District;
4. Reservations, including the terms and provisions thereof, as set forth in agreement between Ovide Gervais, et ux, and Joseph Ervin Van Meter, et ux, recorded June 6, 1950 in Deed Volume 239 at page 322;
5. Mortgage, including the terms and provisions thereof, dated November 12, 1970 recorded November 20, 1970, in M-70 at page 10417, given to secure the payment of \$14,250.00, with interest thereon and such future advances as may be provided therein, executed by Kenneth Ray Bell to State of Oregon, represented and acting by the Director of Veterans' Affairs, which the Grantees herein hereby assume and agree to pay.

We have read the foregoing and agree to the assumption of the mortgage and agree to pay the balance of said mortgage listed as Subjection No. 5 above:

Deward R. Bell
DEWARD R. BELL

Merceill K. Bell
MERCEILL K. BELL

STATE OF OREGON,)
County of Klamath.) ss.

November 16, 1979.
Personally appeared the above named Deward R. Bell

and Merceill K. Bell, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

LUCILLE E. McFARLAND
Notary Public — Oregon
My Commission Expires

Lucille E. McFarland
Notary Public for Oregon
My Commission Expires: 8-20-83

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record of request of

this 16th day of November A. D. 1979 at 3:16 o'clock P M., and

fully recorded in Vol. N79 of Deeds on Page 27010

Wm D. MILNE, County Clerk

Fee \$2.00