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WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That PACIFIC WEST MORTGAGE CO., an Oregon corporation, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ALAN BELL and SHELBY BELL, as joint tenants with the right of survivorship, but not as tenants in common, 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:

Lot 6, Block 1, STEWART, in the County of Klamath, State of Oregon.

SUBJECT TO: Regulations, including levies, liens, assessments, rights of way and easements of the Westside Sanitary District.

FURTHER SUBJECT TO: By instrument recorded in Book 69 at page 441, Klamath County Oregon Deed Records, a right of way was given to the California Oregon Power Company for transmission of electricity, to which reference is hereby made.

(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 contract dated October 25, 1978, recorded October 25, 1978, Book M-78, page 24103, Klamath County Records

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 \$7,934.12. However, the actual consideration consists of ~~or includes other~~ ~~value given~~ ~~which is~~ ~~part of the~~ 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 19th day of September, 1980; 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.

PACIFIC WEST MORTGAGE CO.

By: *[Signature]*
President

(If executed by a corporation, affix corporate seal)

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

STATE OF OREGON, County of Marion) ss.
September 19, 1980

Personally appeared H. CLAYTON LIVENGOOD ~~XX~~
who, being duly sworn,

~~XXX~~ for himself ~~XXXXXXXXXXXX~~, did say that ~~XXXXXXXXXXXX~~
he is the ~~XXXXXXXXXXXX~~ president ~~XXXXXXXXXXXX~~
~~XXXXXX~~ of PACIFIC

WEST MORTGAGE CO., 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:
[Signature]
Notary Public for Oregon
My commission expires: 11-20-81

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

PACIFIC WEST MORTGAGE CO.
P. O. Box 497
Stayton, OR 97383
GRANTOR'S NAME AND ADDRESS

ALAN and SHELBY BELL
c/o Stayton Mtg. Co., P. O. Box D
Stayton, OR 97383
GRANTEE'S NAME AND ADDRESS

After recording return to:

PACIFIC WEST MORTGAGE CO.
P. O. Box 497
Stayton, OR 97383
NAME, ADDRESS, ZIP

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

ROBERT C. DICKEN
4420 Onyx St.
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 26th day of September, 1980, at 2:03 o'clock P. M., and recorded in book reel volume No. M80 on page 18521 or as document/fee/file/instrument/microfilm No. 90315, Record of Deeds of said county.

Witness my hand and seal of County affixed.

By *[Signature]* Deputy
Name: D. Milne Title: Deputy

Fee \$3.50

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