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KCT K-33703

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WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT JAMES J. BELLET and SHERRY A. BELLET

husband and wife hereinafter known as grantors, for the consideration hereinafter stated have bargained and sold, and by these presents do grant, bargain, sell and convey unto

LARRY D. FOWLER and SHARON D. FOWLER,

husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

Lot 12 in Block 5 of Nob Hill, Tract 1145, a resubdivision of portions of Nob Hill, Irvington Heights, Mountain View Addition, and Eldorado Heights, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: Taxes for 1980-81 which are now a lien but not yet payable; assessments and charges of the city of Klamath Falls for monthly water and/or sewer service; Reservations, restrictions, easements and rights of way of record and those apparent on the land; Conditions and Restrictions of Nob Hill Subdivision Tract 1145, recorded April 18, 1978, in Volume M78 page 7560, Deed records of Klamath County, Oregon; and Amendment to Conditions and Restrictions, including the terms and provisions thereof, dated July 3, 1980, recorded August 13, 1980, in Volume M-80 page 15313, records of Klamath County, Oregon.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 123,000.00  
However, the actual consideration includes other property which is part of the consideration.  
(Strike out the above when not applicable)

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantees as an estate by the entirety. And the said grantors do hereby covenant, to and with the said grantees, and their assigns, that they are the owners in fee simple of said premises; that they are free from all incumbrances, except those above mentioned and that they will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, They have hereunto set their hands and seals this 12<sup>th</sup> day of October 1980.

(SEAL) *James J. Bellet* (SEAL)  
(SEAL) *Sherry A. Bellet* (SEAL)

STATE OF OREGON, County of Klamath ) ss. October 12<sup>th</sup>, 1980.  
Personally appeared the above named James J. Bellet and Sherry A. Bellet

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

Before me:

*Donald Bert Hamilton*  
Notary Public for Oregon.

My commission expires 3/20/81

After recording return to:

Larry D. Fowler KEFSYL  
SYOMAIN  
K.F.O.

Until a change is requested, all tax statements shall be sent to the following name and address:

SAMC

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 20<sup>th</sup> day of October 1980, at 10:53 o'clock A. M., and recorded in book M80 on page 20334 Record of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk—Recorder

By *Bernetha J. Helch*

Fee \$3.50

Deputy

From the Office of  
WILLIAM L. SISEMORE  
First Federal Bldg.  
540 Main Street  
Klamath Falls, Oregon 97601

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