

KNOW ALL MEN BY THESE PRESENTS, That James J. Bellet and Sherry A. Bellet, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Barbara L. Wardell

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:

Lot 20 in Block 5 of TRACT 1145, NOB HILL, 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, however, to the following:
1. Sewer and water use charges, if any, due to the City of Klamath Falls.
 2. Covenants, conditions and restrictions, but omitting restrictions, based on race, color, religion or national origin, imposed by instrument, including the terms and provisions thereof, recorded in Volume M78, page 7560, and amended by instrument recorded in Volume M80, page 15313, Microfilm Records of Klamath County, Oregon.
 3. Reservations and restrictions contained in dedication of Tract 1145, Nob Hill, as follows:
- (for continuation of this deed see reverse side of this document)

(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 noted of record as of the date of this deed and those apparent upon the land, if any, as of the date of this deed;

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 \$ 135,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which) (The sentence between the symbols ①, 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 15th day of April, 1981; 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)

James J. Bellet
James J. Bellet
Sherry A. Bellet
Sherry A. Bellet

STATE OF OREGON,)
County of Klamath) ss.
April 15th, 1981

STATE OF OREGON, County of) ss.
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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

Personally appeared the above named James J. Bellet and Sherry A. Bellet, husband and wife and acknowledged the foregoing instrument to be their voluntary act and deed.

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: James J. Bellet
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires: 10-25-82

Before me:
Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

M. T. C.

NAME, ADDRESS, ZIP

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

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/reel/volume No. on page or as document/fee/file/instrument/microfilm No. Record of Deeds of said county.
Witness my hand and seal of County affixed.
NAME TITLE
By Deputy

SPACE RESERVED FOR RECORDER'S USE

"hereby dedicate, donate and convey to the public use forever, all streets, said plat being subject to: 1. Public utilities easements as shown on the annexed map, said easements are dedicated to the City of Klamath Falls for the use and regulations thereof, 2. All applicable zoning ordinances and recorded restrictive covenants, 3. One foot street plugs as shown on the annexed plat to be dedicated to the City of Klamath Falls and later released by resolution of the Common Council when the adjoining property is properly developed."

4. Reservations and restrictions in Deed from Owens Development Co. an Oregon corporation, dated June 2, 1978, recorded June 5, 1978 in Volume M78, page 11889, Deed Records of Klamath County, Oregon, as follows:

"Also subject to slope easements adjacent to any and all roads, streets, and rights of way which are determined to be necessary by Hammond Engineering, or Grantor's successors engineer, if any, and contained in a declaration thereof filed and recorded in the same manner as a Deed on or before December 1, 1978."

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of _____
 this 15th day of April A.D. 19 81 at 3:10 o'clock PM., and
 duly recorded in Vol. M81, of Deeds on Page 6778.

EVELYN BIEHN, County Clerk
 By Debra A. Jensen

Fee \$7.00