

4958

MTC-10053

WARRANTY DEED

Vol. M-8/ Page 7337

KNOW ALL MEN BY THESE PRESENTS, That CHARLES A. FISHER and RONALD E. PHAIR,
as tenants in common

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by KENNETH RAY BELL
and SHERRI LEE 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, Block 15, TRACT 1148, SECOND ADDITION TO THE MEADOWS, according to the official
plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

- continued on the reverse side of this deed -

(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
stated on the reverse side 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 \$55,030.00

~~However, the actual consideration paid for this transfer, stated in terms of dollars, is \$55,030.00~~
~~the whole or part of the consideration paid for this transfer, stated in terms of dollars, is \$55,030.00~~
~~part of the consideration paid for this transfer, stated in terms of dollars, is \$55,030.00~~
(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 25th day of September, 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)

CHARLES A. FISHER

RONALD E. PHAIR

STATE OF OREGON,

County of Klamath

September 25, 1981

STATE OF OREGON, County of

19

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
CHARLES A. FISHER and RONALD E.
PHAIR

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

(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires: 7/13/85

Notary Public for Oregon

My commission expires:

(OFFICIAL
SEAL)

Mr. Charles A. Fisher and Mr. Ronald E. Phair

Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

Mr. & Mrs. Kenneth Ray Bell

4504 Meadows Drive

Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of

ss.

I certify that the within instru-
ment was received for record on the
day of , 19 ,

at o'clock M., and recorded
in book on page or as

file/reel number

Record of Deeds of said county.

Witness my hand and seal of
County affixed.

By

Recording Officer

Deputy

SUBJECT TO:

1. Taxes for the fiscal year 1981-1982, a lien, not yet due and payable.
2. Assessments, if any, due to the City of Klamath Falls for water use.
3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
4. Regulations, including levies, liens, assessments, rights of way, and easements, of the Meadows District Improvement Company, as recorded September 29, 1975, in Volume M75, page 11801, Microfilm Records of Klamath County, Oregon.
5. Agreement, including the terms and provisions thereof, dated March 13, 1976, and recorded April 14, 1976, in Volume M76, page 5337, Microfilm Records of Klamath County, Oregon, by and between Donald L. Sloan and Hazel I. Sloan, et al, and Klamath Irrigation District, an Oregon Irrigation District, regarding water runoff.
6. Reservations as contained in plat dedication, to wit:
"subject to: (1) Easements for public utilities, T. V. and drainage as shown on the annexed plat, easements to provide ingress and egress for construction and maintenance of said utilities, T.V. and drainage, (2) A 25 foot building set back line on the front of all lots and a 20 foot building set back line along side street lines, (3) All easements and reservations of record and additional restrictions as provided in any recorded protective covenants."
7. Subject to a 20 foot building setback for Maplewood Drive and a 25 foot building setback from Barry Drive as shown on dedicated plat.
8. Subject to a 16 foot utilities easement along rear lot line as shown on dedicated plat.
9. Covenants, conditions, and restrictions, but omitting restrictions, if any, based on race, color, religion, or national origin, imposed by instrument, including the terms and provisions thereof, recorded in Volume M77, page 20280, and re-recorded in Volume M78, page 794, Microfilm Records of Klamath County, Oregon.
10. Completion Notice
Filed: August 3, 1981
Volume: M81, page 13819, Microfilm Records of Klamath County, Oregon

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.

this 30th day of September A. D. 1981 at 10:27 clock A. M., and
duly recorded in Vol. M81, of Deeds on Page 17337

EVELYN BIEHN, County Clerk

By [Signature]
Fee \$8.00