

30297

KNOW ALL MEN BY THESE PRESENTS, That James V. Bellm

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Milton O. and Shirley R. Moorman, 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:

Lot 25 in Block 21 of FOURTH ADDITION TO KLAMATH RIVER ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Acreage and use limitations under provisions of United States Statutes and regulations issued thereunder.

2. Liens and assessments, contracts, water rights, proceedings, taxes relating to irrigation, drainage and/or reclamation of said lands; and all rights of way for ditches, canals and conduits, if any of the above there may be.

(CONTINUED ON REVERSE)

(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

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 \$ 21,500.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which) (The sentence between the symbols (c), 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 11 day of September, 1975;

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.

James V. Bellm

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath
September 11, 1975

Personally appeared the above named
James V. Bellm

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

(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires 8-5-79

STATE OF OREGON, County of) ss.
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Personally appeared 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:

STATE OF OREGON,

County of) ss.
I certify that the within instrument 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.

SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Mr. + Mrs. Milton O. Moorman
P.O. Box 290
Heno, Oregon 97627
NAME, ADDRESS, ZIP

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

Mr. + Mrs. Milton O. Moorman
P.O. Box 290
Heno, Oregon 97627
NAME, ADDRESS, ZIP

By Recording Officer
Deputy

EXCEPTIONS CONTINUED:

3. Reservation of an undivided one-half interest in and to minerals as reserved the The Long-Bell Lumber Company in deed to Weyerhaeuser Timber Company, dated October 1, 1927, recorded December 30, 1927, in Deed Volume 79, page 282, records of Klamath County, Oregon.
4. Reservations and restrictions contained in the dedication of Fourth Addition to Klamath River Acres, as follows: "...said plat being subject to a 20-foot building set-back from all street lines."
5. Reservation and restrictions in deed from Charles Fisher aka Charles A. Fisher, to James V. Bellm, a single man, dated January 2, 1974, recorded January 9, 1975, in Volume M75, page 364, Microfilm records of Klamath County, Oregon, as follows: "There grantor herein reserves the right to an undivided two-thirds interest in and to the existing well pump piping and pump house and the right to secure water therefrom, situated on the ground herein sold, for the use and benefit of adjoining property described as Lots 24 and 26 of Block 21, FOURTH ADDITION TO KLAMATH RIVER ACRES, one-third interest applicable to each of said lots, which reservation the grantee herein grants, and accepts title to this property with this clause and understanding. All costs for maintenance repairs shall be shared by the three lots on a pro-rate basis."
6. Easements and restrictions of record and those apparent upon the land:

STATE OF OREGON,)

County of Klamath)

Filed for record at request of

on this 7th day of Nov. A.D. 19 83at 3:27 o'clock P M, and dulyrecorded in Vol. M83 of DeedsPage 19134

EVELYN BIEHN, County Clerk

By [Signature] DeputyFee 8.00