

*WARRANTY DEED (INDIVIDUAL)

JAMES JULE BELLET and SHERRY ANNETTE BELLET, husband and wife, hereinafter called grantor, convey(s) to

BAXTER E. VIRTUE and JENNIFER C. VIRTUE, husband and wife, all that real property situated in the County

of Klamath, State of Oregon, described as:

The Easterly 50 feet of Lots 12 and 13, Block 8, HILLSIDE ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

SUBJECT TO:

1. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
2. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat.

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except _____

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 56,000.00 *

Dated this 17th day of October 19 84.

James Jule Bellet
Sherry Annette Bellet

STATE OF OREGON, County of Klamath ss.

October 23, 19 84 personally appeared the above named James Jule Bellet and Sherry Annette Bellet and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Susan C. Creel
Notary Public for Oregon

My commission expires: 6-21-88

- * The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.
- ** If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

WARRANTY DEED (INDIVIDUAL)

James Jule Bellet
Sherry Annette Bellet

TO

Baxter E. Virtue
Jennifer C. Virtue

After Recording Return to:

TAX STATEMENTS TO:
Mr. & Mrs. Baxter E. Virtue
1914 Lowell
Klamath Falls, Oregon
97601

STATE OF OREGON,)

County of Klamath) ss.

I certify that the within instrument was received for record on the 25th day of October, 19 84 at 3:36 o'clock P.M. and recorded in book M84 on page k8352 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn

Klamath County Clerk

Title

By Pam Smith Deputy

Fee: \$4.00 Index: \$1.00