

48202

WARRANTY DEED

Vol. M85 Page

6136

KNOW ALL MEN BY THESE PRESENTS, That

John W. Bellsmith and Donna Grace Bellsmith, Husband and Wife
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
Howard R. Mueller and Cynthia R. Mueller, Husband and Wife
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:

The East one-half of Lot 12, Block 2, BRYANT TRACTS NO. 2,
according to the official plat thereof on file in the office of the
County Clerk of Klamath County, Oregon.

MOUNTAIN TITLE COMPANY INC.

(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 set forth on the reverse of this deed, or 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 \$ 32,750.00
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 @, 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 26th day of April, 1985; 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)

John W. Bellsmith
John W. Bellsmith

Donna Grace Bellsmith
Donna Grace Bellsmith

STATE OF OREGON,)
County of Klamath) ss.
April 26th, 1985

STATE OF OREGON, County of) ss.
I, the undersigned, do hereby certify that the within instrument was duly recorded on the 26th day of April, 1985, at 10:00 AM, in book 100, page 100, 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.

Personally appeared the above named John W. Bellsmith and Donna Grace Bellsmith

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

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.

(OFFICIAL SEAL) Notary Public for Oregon
My commission expires: 7/13/88

(OFFICIAL SEAL) Notary Public for Oregon
My commission expires:

John W. Bellsmith and Donna Grace Bellsmith

GRANTOR'S NAME AND ADDRESS
Howard R. Mueller and Cynthia R. Mueller
1508 Derby
Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS
After recording return to:
Per Grantee
NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address:
Per Grantee
NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.
County of)

I certify that the within instrument was received for record on the day of 1985, 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

3810

6137

6137

6137

SUBJECT TO:

1. City Water use charges, if any, due to the City of Klamath Falls.
2. The premises herein described are within and subject to the statutory powers including the power of assessment, of Enterprise Irrigation District.
3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
4. Reservations, restrictions and easements as contained in instrument recorded July 10, 1942, Volume 148 at page 357, Deed Records of Klamath County, Oregon, wherein Frank Bryant et ux are grantors and Louis Ackerman et ux are grantees, to wit:
"excepting and reserving to the first parties, their heirs and assigns, the right at any time to construct, build and erect ditches, telephone lines, telegraph lines, and electrical power lines in and upon said premises, and do keep and maintain the same said right of way to be for the benefit of the lands and premises adjoining the above described property."
(Affects all of Lot 12)

5. Note and mortgage, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein:

Dated: April 24, 1979

Recorded: April 24, 1979

Volume: M79, page 9284, Microfilm Records of Klamath County, Oregon.

Amount: \$32,500.00

Mortgagor: John W. Bellsmith

Mortgagee: The State of Oregon, represented and acting by and thru the Directors of Veterans' Affairs

SAID NOTE AND MORTGAGE BUYERS AGREE TO ASSUME AND PAY.

"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."

STATE OF OREGON,)

County of Klamath)

Filed for record at request of

on this 29th day of April A.D. 19 85
at 10:21 o'clock A M, and duly
recorded in Vol. M85 of Deeds
Page 6136

EVELYN BIEHN, County Clerk

By Ron Smith Deputy

\$9.00

Fee