

This Indenture Witnesseth, THAT ROBERT B. BELL and DONNA F. BELL, husband and wife, hereinafter known as grantors, for the consideration hereinafter stated have bargained and sold, and by these presents do grant, bargain, sell and convey unto VICTOR B. BARI and NIKKI R. BARI, husband and wife husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

Lot 16, Block 4, SECOND ADDITION TO SUNSET VILLAGE, in the County of Klamath, State of Oregon.

SUBJECT TO: Taxes for fiscal year commencing July 1, 1985, which are now a lien but not yet payable; Regulations, including levies, liens and utility assessments of the City of Klamath Falls; Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District; Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District, and as per Ordinance No. 29, recorded May 24, 1983, in Book M83 at page 8062; Restrictions, set back lines and utility easements as set forth in the Plat and Dedication of Second Addition to Sunset Village; Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument recorded April 8, 1970, in Book M70 at page 2738; Levies and assessments of the Sunset Lighting District; Easements and rights of way of record and those apparent on the land, if any.

NOTE: This instrument will not allow use of the property described in this instrument in violation of applicable land use laws and regulations. Before signing or accepting this instrument, the persons acquiring fee title to the property should check with the appropriate city or county planning department to verify approved uses.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 51,900.00. ~~Notwithstanding, the true and actual consideration includes the property which is part of the consideration.~~ (Strike out the above when not applicable)

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantees as an estate by the entirety. And the said grantors do hereby covenant, to and with the said grantees, and their assigns, that they are the owners in fee simple of said premises; that they are free from all incumbrances, except those above set forth, and that they will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, they have hereunto set their hands and seals this 7th day of November 19 85. (SEAL) (SEAL)

STATE OF OREGON, County of Klamath ) ss. November 8, 19 85  
Personally appeared the above named ROBERT B. BELL and DONNA F. BELL, husband and wife,

and acknowledged the foregoing instrument to be their voluntary act and deed. Before me:

Marlene J. Tucker  
Notary Public for Oregon.  
My commission expires 6-14-88

After recording return to:  
Klamath 1st Federal  
540 Main  
Klamath Falls, OR 97601  
Until a change is requested, all tax statements shall be sent to the following name and address:  
Bari  
c/o Klamath 1st Fed  
540 Main, KF

From the Office of  
WILLIAM L. SISEMORE  
First Federal Bldg.  
540 Main Street  
Klamath Falls, Oregon 97601

STATE OF OREGON, ) ss.  
County of Klamath )  
I certify that the within instrument was received for record on the 8th day of November, 19 85 at 3:18 o'clock P. M., and recorded in book M85 on page 18224 Record of Deeds of said County.

Witness my hand and seal of County affixed.  
Evelyn Biehn, Klamath County Clerk

By Pam Smith County Clerk-Recorder  
Deputy

Fee: \$5.00

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