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M-29645

Aspen
TITLE & ESCROW, INC.
WARRANTY DEED (INDIVIDUAL)

Vol. 186 Page 3399

BRENDA G. HUNT formally known as BRENDA G. WOODMAN
convey(s) to DEWARD R. BELL and MERCEILL K. BELL, husband and wife, hereinafter called grantor,
County of Klamath, State of Oregon, described as: all that real property situated in the

A tract of land situate in the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the Westerly line of Summers Lane, which point lies North 1° 08' West 144.5 feet and North 1° 12' West 246.7 feet from the Northeast corner of Landis Park, and from said point of beginning, running thence along the Westerly line of Summers Lane North 1° 12' West 80 feet; thence South 88° 44' West 200 feet; thence South 1° 12' East parallel with Summers Lane 80 feet; thence North 88° 44' East 200 feet to the point of beginning.

"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 PERSON ACQUIRING TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES."

O.R.B. M.C.B.
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 those set out in Exhibit "A" attached hereto

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 \$47,500.00
~~THE GRANTOR'S CONSIDERATION FOR THIS TRANSFER IS \$47,500.00. THE GRANTOR'S CONSIDERATION FOR THIS TRANSFER IS \$47,500.00. THE GRANTOR'S CONSIDERATION FOR THIS TRANSFER IS \$47,500.00.~~

In construing this deed and where the context so requires, the singular includes the plural.
IN WITNESS WHEREOF, the grantor has executed this instrument this 25 day of February, 19 86.

Brenda G. Hunt
Brenda G. Hunt, formally known as
BRENDA G. WOODMAN

STATE OF OREGON, County of Klamath)ss.
On this 27th day of February, 19 86.

Personally appeared the above named Brenda G. Hunt, formally known as
BRENDA G. WOODMAN
instrument to be her voluntary act and deed. and acknowledged the foregoing

Before me: Barlene P. Addington
Notary Public for Oregon
My Commission Expires: 3-22-89

Brenda G. Hunt
fka Brenda G. Woodman

GRANTOR'S NAME AND ADDRESS

Deward R. Bell
Merceill K. Bell

GRANTEE'S NAME AND ADDRESS

After recording return to:

Deward R. & Merceill K. Bell

3702 Summers Lane
Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

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

As Above

NAME, ADDRESS, ZIP

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/roll/volume No. _____ on page _____ or as document/fee/file/instrument/microfilm No. _____ Record of Deeds of said county. Witness my hand and seal of County affixed.

NAME

TITLE

By _____ Deputy

EXHIBIT "A"

SUBJECT TO:

1. Regulations, including levies, liens, and utility assessments of the City of Klamath Falls.
2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.
3. 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 M-83 at page 8062.
4. Reservations and restrictions as set forth in deed from Stephen W. Moss and Mary E. Moss, husband and wife, et al., dated September 5, 1947, recorded July 19, 1948 in Book 223 at page 27, Deed records of Klamath County, Oregon, as follows: "Grantees covenant and agree to and with grantors that no building will be built on said premises within 25 feet of the line of Summers Lane; that no dwelling house constructed on said premises will be of a reasonable value of less than \$6,000.00 and that no part of said premises will be used for other than residential purposes within a period of 20 years from the date of this conveyance."
5. Mortgage, including the terms and provisions thereof to secure the amount noted below and other amounts secured thereunder, if any:

Mortgagor	:	Robert E. Woodman and Brenda G. Woodman, husband and wife
Mortgagee	:	State of Oregon, represented and acting by the Director of Veterans' Affairs
Dated	:	September 30, 1980
Recorded	:	September 30, 1980
Book	:	M-80
Page	:	18728
Amount	:	\$45,125.00

WHICH, said Mortgage, the Grantee herein agrees to assume and pay according to the terms and provisions contained therein.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 28th day
 of February A.D., 19 86 at 12:14 o'clock P M., and duly recorded in Vol. M86
 of _____ on Page 3399
Deeds

Evelyn Biehn,
 By _____

County Clerk

FEE \$9.00