

OK

72623

WARRANTY DEED

Vol. M87 Page 4756

KNOW ALL MEN BY THESE PRESENTS, That Truman G. Bell and Colleen K. Bell hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MONIES O.B.D. ON PRIOR LOANS TO FRANCES A. ORMSBY

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 E.W.N. 1/4 SW 1/4 of Section 10, Township 25 South, Range 2 East of the Willamette Meridian, Klamath County, Oregon:

SUBJECT TO: 1) 33 Thirty foot (30ft.) easement parallel and along entire North and South boundary for mutual roadway, and all other roadway purposes, as set out in Warranty Deed by John M. Schoonover and Arba F. Schoonover, husband and wife, to Roger E. Cummings and Janet S. Cummines, husband and wife, dated August 13, 1971, recorded September 14, 1971 in Volume M71, page 9776, Microfilm Records of Klamath County, Oregon.

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 \$ 2609.00 loan. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the 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 20 day of March, 1987; 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.

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

Truman G. Bell  
Colleen K. Bell

STATE OF OREGON,

County of CLATSOP ss.  
March 20, 1987

Personally appeared the above named

Truman G. Bell and Colleen K. Bell

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

(OFFICIAL SEAL)

Notary Public for Oregon

commission expires: 10-19-90

STATE OF OREGON, County of \_\_\_\_\_ ss.

Personally appeared \_\_\_\_\_

and 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 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.

Notary Public for Oregon  
My commission expires: \_\_\_\_\_

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

Truman G. Bell and Colleen K. Bell  
8707 S.E. 34th  
Boring, Oregon 97009

GRANTOR'S NAME AND ADDRESS

Frances A. Ormsby

16965 Fir Drive

Sandy, Oregon 97055

GRANTEE'S NAME AND ADDRESS

Frances A. Ormsby

16965 Fir Drive

Sandy, Oregon 97055

NAME, ADDRESS, ZIP

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

Grantee as shown above

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 23rd day of March, 1987, at 3:22 o'clock P.M., and recorded in book/reel/volume No. M87 on page 4756 or as fee/file/instrument/microfilm/reception No. 72623, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By Ann Smith Deputy

Fee: \$10.00