

WARRANTY DEED

Vol 5788 Page 12546

KNOW ALL MEN BY THESE PRESENTS, That Paul E. Bell and Betty Bell

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
Kemric David Jones
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 ap-
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 3 in Block 2, Tract No. 1002, La Wanda Hills according to the official
plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

SUBJECT TO: Real property taxes for the year 1988-89 which are a lien but not
yet due and payable; Easements, rights of way of record, and those apparent on
the land.

(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 those
set forth above.

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 \$ 58,500.00
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.)
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 3rd day of August, 1988;
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 DE-
SCRIBED 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.

STATE OF OREGON,

County of Klamath

August 3, 1988

Personally appeared the above named
Paul E. Bell and Betty Bell

and acknowledged the foregoing instru-
ment to be their voluntary act and deed.

(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires: 7-6-90

STATE OF OREGON, County of ss.
Personally appeared 19 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 be-
half of said corporation by authority of its board of directors; and each of
them acknowledged said instrument to be its voluntary act and deed.

Before me:

(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires:

(If executed by a corporation,
affix corporate seal)

STATE OF OREGON,

County of Klamath ss.

I certify that the within instru-
ment was received for record on the
4th day of Aug., 1988,
at 8:32 o'clock A.M., and recorded
in book/reel/volume No. M88 on
page 12546 or as fee/file/instru-
ment/microfilm/reception No. 90016.
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Evelyn Biehn County Clerk
NAME TITLE

By Laurence M. Henderson, Deputy

Fee \$8.00

Paul E. Bell Betty Bell

GRANTOR'S NAME AND ADDRESS

Kemric D. Jones
5706 Blue Mountain Dr.
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:
Klamath First Federal S&L
540 Main St
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

Same as above

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE