

KNOW ALL MEN BY THESE PRESENTS, That KENNETH B. BALLOU and COLLEEN J. BALLOU,

as tenants by the entirety. ....  
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MICHAEL J. BELL & .....  
MARLENE M. BELL, as tenants by the entirety. ...., hereinafter called  
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 16 in Block 15 of Tract No. 1064, FIRST ADDITION TO GATEWOOD, according to the  
official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3909 014CA 01800

~~\*\*First National Bank of Oregon as Document M79, Page 3926 and Trust Deed recorded October 5, 1987 in favor of John Waldon Elliott and Cathy Ann Elliott, as Document M87, Page 18088, both of which the herein grantees ASSUME AND AGREE TO PAY.~~

## MOUNTAIN TITLE COMPANY

***"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."***

*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 covenants, conditions, restrictions, easements, those of record and apparent to the land as of the date of this deed, together with Trust Deed, recorded February 21, 1979 in favor of\*\* 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 \$ 56,000.00

The true and actual consideration paid for this transfer, stated as:

In construing this deed and where the context so requires, the singular includes the plural and all 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 14 day of January, 1989; 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)

STATE OF OREGON, )  
County of Klamath ) ss  
January 14 1989

Personally appeared the above named  
Kenneth B. Ballou & Colleen J. Ballou

and acknowledged the foregoing instrument to be <sup>their</sup> voluntary act and deed.

(OFFICIAL  
SEAL) *W. L. ...*  
Notary Public for Oregon  
My commission expires: *10/1/92*

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

Personally appeared \_\_\_\_\_ and \_\_\_\_\_  
 \_\_\_\_\_ who, being duly sworn  
 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.

Before me:

(OFFICIAL  
SEAL)

Notary Public for Oregon  
My commission expires:

Ballou  
7800 West Argent  
Phoenix, WA 99361

Bell  
5342 Valleywood Dr  
Klamath Falls, OR 97603

**After recording return to:**

**Bell**  
above address

NAME ADDRESS ZIP

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

Bell  
previously instructed

NAME ADDRESS ZIP

STATE OF OREGON, } ss  
County of Klamath }

I certify that the within instrument was received for record on the 24th day of Jan., 1989 at 11:20 o'clock A.M., and recorded in book M89 on page 1362 or as file/real number 96367.

Witness my hand and seal of  
County affixed.

Evelyn Biehn, County Clerk  
Recording Officer  
By Pauline Mullender Deputy

Fee \$8.00