

29825



36 DEC 11 P3:42

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WARRANTY DEED

STATE OF OREGON,
County of Klamath ss.

ASPEN TITLE ESCROW NO. 05045490
AFTER RECORDING RETURN TO:
WILLIAM C. BELL
PEGGY A. BELL
18541 KOTYA LANE
BLY, OR 97622

Filed for record at request of:

Aspen Title & Escrow

on this 11th day of December A.D., 19 96
at 3:42 o'clock P.M. and duly recorded
in Vol. M96 of Deeds Page 38639

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS
SAME AS ABOVE

Bernetha G. Letsch County Clerk
By Kathleen Rose

Deputy.

Fee, \$30.00

MARTIN H. MESSNER AND MARY E. MESSNER, hereinafter called
GRANTOR(S), convey(s) to WILLIAM C. BELL AND PEGGY A. BELL,
husband and wife, hereinafter called GRANTEE(S), all that real
property situated in the County of Klamath, State of Oregon,
described as:

Lot 27, Block 1, BLEY-WAS HEIGHTS, AND Lot 29, Block 1, FIRST
ADDITION TO BLEY-WAS HEIGHTS, in the County of Klamath, State
of Oregon.

CODE 58 MAP 3714-3DB TAX LOT 900 CODE 58 MAP 3714-3DB TAX LOT
1100

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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST
FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.390."

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except covenants, conditions,
restrictions, reservations, rights, rights of way and easements
of record, if any, and apparent upon the land, contracts and/or
liens for irrigation and/or drainage,

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
\$5,500.00.

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 6th day of December, 1996.

Martin H. Messner
MARTIN H. MESSNER

Mary E. Messner
MARY E. MESSNER

STATE OF OREGON, County of Klamath)ss.

On December 6, 1996, personally appeared Martin H. Messner and
Mary E. Messner who acknowledged the foregoing instrument to be
their voluntary act and deed.

Rhonda K. Oliver
Notary Public for Oregon
My Commission Expires: April 10, 2000

