

29826



96 DEC 11 P3:42

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STATE OF OREGON,  
County of Klamath ss.  
WARRANTY DEED

Filed for record at request of:

ASPEN TITLE ESCROW NO. 05045538  
AFTER RECORDING RETURN TO:  
WILLIAM C. BELL  
PEGGY A. BELL  
18541 KOTYA LANE  
BLY, OR 97622

Aspen Title & Escrow  
on this 11th day of December A.D., 1996  
at 3:42 o'clock P.M. and duly recorded  
in Vol. M96 of Deeds Page 38640  
Bernatha G. Letsch County Clerk  
By Kathleen Rosen Deputy  
Fee, \$30.00

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

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 28, Block 1, FIRST ADDITION TO BLEY-WAS HEIGHTS, in the  
county of Klamath, State of Oregon.

CODE 58 MAP 3714-3DB TAX LOT 1000

WFS  
PB  
"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  
\$82,000.00.

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

