

'02 FEB 19 PM 3:27

Vol M02 Page 9777

After Recording Return to:
DELBERT T. BELL and ROSEMARY M. BELL
 1016 Newcastle Avenue
 Klamath Falls, OR 97601
 Until a change is requested all tax statements
 Shall be sent to the following address:
DELBERT T. BELL and ROSEMARY M. BELL
 1016 Newcastle Avenue
 Klamath Falls, OR 97601

State of Oregon, County of Klamath
 Recorded 02/19/2002 3:27 p m.
 Vol M02, Pg 9777-78
 Linda Smith, County Clerk
 Fee \$ 26⁰⁰ # of Pgs 2

WARRANTY DEED
 (INDIVIDUAL)

DALE D. ANDERT and SARA E. ANDERT, herein called grantor, convey(s) to **DELBERT T. BELL and ROSEMARY M. BELL**, husband and wife all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

See Exhibit A attached hereto and made a part hereof.

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 **\$176,417.00**.
 (here comply with the requirements of ORS 93.930)

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 30.930.

Dated : 2-14-02

DALE D. ANDERT
 DALE D. ANDERT

SARA E. ANDERT
 SARA E. ANDERT

STATE OF OREGON, County of _____) ss.

personally appeared the above named **DALE D. ANDERT and SARA E. ANDERT** and acknowledged the foregoing instrument to be their voluntary act and deed.

This document is filed at the request of:

Aspen
 TITLE & ESCROW, INC.

525 Main Street
 Klamath Falls, OR 97601
 Order No.: 00054336

Before me: _____
 Notary Public for Oregon
 My commission expires:

Official Seal



Notary:
Sandra S. Lamm
for Maryland
My Commission Expires
01/01/05
2/14/02

264

Exhibit A**PARCEL 1:**

A portion of Lots 15 and 16, Block 40 and the S 1/2 of the adjacent vacated alley as described in Vacation Order #5376, all in HILLSIDE ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a 1/2 inch iron rod on the West boundary of said Lot 15 said point being North 21° 14' West 80 feet from the Southwest corner of said Lot 15; thence North 21° 14' West 70 feet to the centerline of said vacated alley; thence Easterly along the centerline of said vacated alley 99.70 feet to a point on the West line of Newcastle Street; thence South 21° 14' East 70.01 feet to a 1/2 inch iron rod; thence Westerly 99.70 feet to the point of beginning.

PARCEL 2:

The Westerly 10 feet of the Southerly 80 feet of Lot 15, Block 40, HILLSIDE ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.