

1967/50

KNOW ALL MEN BY THESE PRESENTS, That JOHN W. CALDWELL and MYRTLE E. CALDWELL, husband and wife

, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOHN R. CALDWELL and SHARON L. CALDWELL, husband and wife

, 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 appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

A parcel of land in the NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Sec. 19 T39S R10E W.M., Klamath County, Oregon. More particularly described as thus:

Beginning at the NW corner of Sec. 19 marked with a pin in the center of the Dalles-California Highway, Thence East 465.6 ft.; thence South 216.6 ft. to a $\frac{1}{2}$ " rebar which is the true point of beginning. Thence East 273.2 ft. to $\frac{1}{2}$ " iron rebar; thence South 97.51 ft. to a $\frac{1}{2}$ " iron rebar which is northerly right of way of Dixon Drain; thence S65°35'W 300 ft. along said drain right of way to iron rebar; thence North 221.52 ft. to point of beginning.

This parcel contains one acre more or less.

Note: South 83.4 ft. from NW corner of this parcel to the North line of a 20' easement to the Dalles-California Highway (page 270, Volume 100, Deed Records of Klamath County, Oregon)

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 as above stated and contracts, liens, assessments, rules and regulations for irrigation, drainage and sewage, and reservations, restrictions, easements, and rights of way of record, and those apparent on the land.

and that grantor will warrant and forever defend the above granted 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 \$ none

In construing this deed and where the context so requires, the singular includes the plural.

WITNESS grantor's hand this 28 day of September, 1973

JOHN W. CALDWELL

MYRTLE E. CALDWELL

STATE OF OREGON, County of Klamath) ss. September 28, 1973

Personally appeared the above named John W. Caldwell and Myrtle E. Caldwell husband and wife

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: *G. J. Bradley*
Notary Public for Oregon
My commission expires Feb. 7, 1977

NOTE—the sentence between the symbols (), if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

John W. Caldwell and
Myrtle E. Caldwell

TO

John R. Caldwell and
Sharon L. Caldwell

AFTER RECORDING RETURN TO

John R. Caldwell
6049 Hwy 31
K. P.

(DON'T USE THIS
SPACE; RESERVED
FOR RECORDING
LABEL IN COUN-
TIES WHERE
USED.)

FEE \$2.00

STATE OF OREGON

County of Klamath } ss.

I certify that the within instrument was received for record on the 28th day of Sept., 1973, at 10:56 o'clock A.M., and recorded in book M73 on page 13140 or as filing fee number 81974, Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE,

COUNTY CLERK

By *Lucinda Antala* Deputy