

WARRANTY DEED

27266

STEVENS LAW PUBLISHING CO., PORTLAND, OR. 97204

77 Page 5095

KNOW ALL MEN BY THESE PRESENTS, That KENNETH L. RAMSEY and

KAREN M. RAMSEY hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by LAWRENCE S. CALDWELL AND TERESA 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:

Lot 3, Block 7, SECOND ADDITION TO BUREKER PLACE, Klamath County, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 Klamath Irrigation Dist., South Suburban Sanitary Dist., Reservations and setback lines as shown on dedicated plat, Mortgage Recorded 8/19/76 in Vol. M76 Page 12862, which grantee agrees and assumes to pay. 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 \$ 37,900.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which). (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical 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 28 day of March, 1977; 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)

Kenneth L. Ramsey  
Karen M. Ramsey

STATE OF OREGON,  
County of Klamath } ss.  
March 28, 1977

STATE OF OREGON, County of } ss.  
March 28, 1977

Personally appeared the above named  
Kenneth L. Ramsey and  
Karen M. Ramsey  
and acknowledged the foregoing instrument to be their voluntary act and deed.

Personally appeared \_\_\_\_\_ and  
each for himself and not one for the other, did say that the former is the  
president and that the latter is the  
secretary of \_\_\_\_\_

Before me:  
Notary Public for Oregon  
My commission expires: 5/26/78

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.

Notary Public for Oregon  
My commission expires:

(OFFICIAL SEAL)

Kenneth L. & Karen M. Ramsey

GRANTOR'S NAME AND ADDRESS  
Lawrence L. and Teresa L. Caldwell  
3907 Hope St.  
Klamath Falls, Ore. 97601  
GRANTEE'S NAME AND ADDRESS  
Caldwell  
3907 Hope St.  
Klamath Falls, Ore. 97601  
NAME, ADDRESS, ZIP

After recording return to:  
Department of Veterans Affairs  
1225 Ferry St.  
Salem, OR 97310  
NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.  
I certify that the within instrument was received for record on the 28th day of MARCH, 1977, at 11:34 o'clock A.M., and recorded in book M77 on page 5095 or as file/reel number 27266. Record of Deeds of said county. Witness my hand and seal of County affixed.

W. D. MILNE  
By Hazel D. Milne Recording Officer  
Deputy

FEE \$ 3.00