

A27865

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KNOW ALL MEN BY THESE PRESENTS, That RICHARD H. WITT and AGNES WITT,  
husband and wife,

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:

The Easterly 50 feet of Lots 7 and 8, Block 4, DIXON ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: All future real property taxes and assessments; reservations, restrictions, easements and rights of way of record, and those apparent on the land.

(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 except as above set forth

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 \$ 20,000.00. 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) (If the foregoing is not correct, the grantor should be required to specify the correct consideration.)

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 30 day of January, 1976; 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)

Richard H. Witt  
Agnes Witt

STATE OF OREGON,

County of Klamath ss.January 30, 1976.

Personally appeared the above named RICHARD H. WITT and AGNES WITT, husband and wife,

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

Before me: Oscar H. Owen

(OFFICIAL SEAL) Notary Public for Oregon

My commission expires: 9-26-77STATE OF OREGON, County of Klamath ss.

Personally appeared

Richard H. Witt and Agnes Witt, who, being duly sworn, 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

Klamath Falls, Oregon, a corporation, 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.

Before me:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

Richard H. &amp; Agnes Witt

401 Hillside

Klamath Falls, Oregon

GRANTOR'S NAME AND ADDRESS

Lawrence S. &amp; Teresa L. Caldwell

2115 Waring

Klamath Falls, Oregon

GRANTEE'S NAME AND ADDRESS

After recording return to:

Lawrence S. &amp; Teresa L. Caldwell

2115 Waring

Klamath Falls, Oregon

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:

Same

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 29th day of MARCH, 1977, at 2:06 o'clock P.M., and recorded in book M 77 on page 5227 or as file/reel number 27342.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne Recording Officer  
By John D. Milne Deputy

FEE \$ 3.00