

1-1-74

A 27865 27343 WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Lawrence S. Caldwell and
Teresa L. Caldwell, husband and wifehereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Henry James
Caldwell, Jr.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 ap-
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:The Easterly 50 feet of Lots 7 and 8 in Block 4 of 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

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold 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
noted of record as of the date of this deed and those apparent upon the
land, if any, as of the date of this deed,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 \$ 25,000.00

However, the actual consideration consists of or includes other property or value given or promised which is
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)Lawrence S. Caldwell
Lawrence S. CaldwellTeresa L. Caldwell
Teresa L. Caldwell

STATE OF OREGON,

County of Klamath
March 28, 1977

STATE OF OREGON, County of

Personally appeared

and

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 ofPersonally appeared the above named
Lawrence S. Caldwell and
Teresa L. Caldwelland acknowledged the foregoing instru-
ment to be their voluntary act and deed.(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires: 8-5-79

Notary Public for Oregon

My commission expires:

(OFFICIAL
SEAL)

STATE OF OREGON,

County of Klamath

I certify that the within instru-
ment 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 5228 or as
file/reel number 27343Record of Deeds of said county.
Witness my hand and seal of
County attested.

W. D. MILNE

Recording Officer

Deputy

FEE \$ 3.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Henry Caldwell Jr.
6346 Bryant Street
K. Falls

NAME, ADDRESS, ZIP

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

Security Sav. Loan
222 So. 1st
K. Falls, Or.

NAME, ADDRESS, ZIP