

1-1-74

32849

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That BRUCE C. CALDWELL and TONAWA CALDWELL,  
husband and wife  
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ELEANOR B. REYNOLDS  
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:

Lot 3 of Block 73, BUENA VISTA 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 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:  
Taxes for the fiscal year 1977-78, a lien but not yet due and payable.

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 \$ 4,000.00  
① However, the actual consideration consists of or includes other property or value given or promised which is  
the whole consideration (indicate which) ② (The sentence between the symbols ①, 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 20th day of July, 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)

STATE OF OREGON, } ss.  
County of Klamath  
July 20, 1977

Personally appeared the above named Bruce C.  
Caldwell and Tonawa Caldwell

and acknowledged the foregoing instru-  
ment to be their voluntary act and deed.

Before me: Judy Blatch  
(OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires: 8-12-77

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
\_\_\_\_\_, 19\_\_\_\_

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 of \_\_\_\_\_

\_\_\_\_\_, 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 be-  
half 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: \_\_\_\_\_ (OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires: \_\_\_\_\_

GRANTOR'S NAME AND ADDRESS  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
GRANTEE'S NAME AND ADDRESS  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
After recording return to:  
Eleanor B. Reynolds  
Star Route Box 127  
Chiloquin, Ore.  
NAME, ADDRESS, ZIP  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
Until a change is requested all tax statements shall be sent to the following address:  
same as above  
NAME, ADDRESS, ZIP  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON, } ss.  
County of Klamath  
I certify that the within instru-  
ment was received for record on the  
21 day of July, 1977,  
at 2:13 o'clock P.M., and recorded  
in book M 77 on page 12973 or as  
file/reel number 32849,  
Record of Deeds of said county.  
Witness my hand and seal of  
County affixed.

Wm. D. Milne Recording Officer  
By Pat McLaughlin Deputy  
Fee \$3.00