

41353-A

WARRANTY DEED

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356

KNOW ALL MEN BY THESE PRESENTS, That WAYNE HURLEY BUILDING COMPANY, INC.

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROBERT MICHAEL CALDWELL and KATHLENE THERESA 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 in Block 12, TRACT NO. 1064, FIRST ADDITION TO GATEWOOD, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Reservations as contained in plat dedication.
2. Covenants, conditions, restrictions and easements, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument including the terms and provisions thereof, recorded in Volume M76 at page 13888, Microfilm Records of Klamath County, Oregon.
3. Building setbacks as shown on dedicated plat.
4. An 8 foot utility easement over the rear of lot as shown on dedicated plat.

(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 specifically set forth hereinabove

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 \$ 46,500.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 4th day of January, 1978; 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.

WAYNE HURLEY BUILDING COMPANY, INC.

By: *[Signature]*

By: *[Signature]*

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of

STATE OF OREGON, County of Klamath

January 6, 1978

Personally appeared JESSIE W. HURLEY and BEVERLY M. HURLEY, 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 WAYNE HURLEY BUILDING CO., INC.

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

Notary Public for Oregon

My commission expires:

Notary Public for Oregon

My commission expires: 3/30/81

WAYNE HURLEY BUILDING CO. INC.

4765 DRIETWOOD DR.

KLAMATH FALLS, OR

GRANTOR'S NAME AND ADDRESS

ROBERT MICHAEL & KATHLENE THERESA CALDWELL

3444 SHERWOOD DR.

KLAMATH FALLS, OR

GRANTEE'S NAME AND ADDRESS

KLAMATH FIRST FEDERAL

540 MAIN

KLAMATH FALLS, OR 97601

NAME, ADDRESS, ZIP

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

KLAMATH FIRST FEDERAL

540 MAIN

KLAMATH FALLS, OR 97601

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

fee 3.00

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 6th day of January, 1978, at 3:48 o'clock P. M., and recorded in book m78 on page 356 or as file/reel number 41353-A-

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne County Clerk

By *[Signature]* Recording Officer

By *[Signature]* Deputy