

45881

WARRANTY DEED

STEVENS-NESS LAW PUBLISHING CO. PORTLAND, OR. 97204

Vol. 77 Page 6637

KNOW ALL MEN BY THESE PRESENTS, That Harold O. Rau and Ruth I. Rau
(Husband and Wife)

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Henry James Caldwell Jr. and Sandra Kay Caldwell (Husband and Wife)

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:

Tract or parcel of land situated in Section 9, Township 39 South, Range 10 East of the Willamette Base and Meridian, Klamath County, Oregon and being more fully described as follows: Commencing at a found 3/4 inch iron pipe monumenting the quarter corner common to Sections 4 and 9, said Township and Range; thence South 89°55' West along the section line common to said sections, 684.66 feet to a 1/2 inch iron pin for the True Point of Beginning; thence continuing along said section line, south 89°55' West, 297.99 feet to a 1/2 inch iron pin; thence leaving said section line, South 00°06' West, 518.96 feet (Deed Record 519.5 feet) to a 5/8 inch iron pin situated on the Northwesterly right of way of Pine Grove Road (county road); thence along said right of way, along the arc of a 6 degree 00 minute curve (radius is 984.93 feet) to the right (the chord bears North 74°28'58" East, 73.45 feet) 73.465 feet to the end of said curve; thence continuing along said right of way, North 76°37'10" East (Deed Record North 76°35' East) 233.69 feet to a 1/2 inch iron pin; thence leaving said right of way, North 00°06' East, 445.66 feet to the point of beginning. Containing 3.29 Acres, more or less. Subject to any and/or easements and/or 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

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 \$ 18,500.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 5th day of April, 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.

(If executed by a corporation, affix corporate seal)

Harold O. Rau
Ruth I. Rau

STATE OF OREGON,

County of Klamath } ss.
APRIL 5TH, 1978

Personally appeared the above named

HAROLD O. RAU
RUTH I. RAU HUSBAND & WIFE

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

Before me:
(OFFICIAL SEAL) Gerald A. Page
Notary Public for Oregon
My commission expires: 4/24/81

STATE OF OREGON, County of Klamath) ss.

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 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)

Harold and Ruth Rau
2250 Pine Grove Road
Klamath Falls, Oregon 97601
GRANTOR'S NAME AND ADDRESS

Henry J. Caldwell Jr.
2319 Briarwood Lane
Klamath Falls, Oregon 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:

Henry J. Caldwell Jr.
2319 Briarwood Lane
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

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

Henry J. Caldwell Jr.
2319 Briarwood Lane
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 6th day of April, 1978, at 2:48 o'clock P.M., and recorded in book N78 on page 6637 or as file/reel number 45881

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

Recording Officer
By Sandra D. Hirsch Deputy

Fee \$3.00