

TA-T-38-16214-2

56737

WARRANTY DEED (INDIVIDUAL)

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ADELINE SYBIL WARNER, an estate in fee simple

PAUL B. CALDWELL and RITA CALDWELL, husband and wife

of Klamath, State of Oregon, described as:

The W¹/₂ of Lot 6, Block 1, SHASTA VIEW TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, in the County of Klamath, State of Oregon. EXCEPTING THEREFROM: Beginning at the Southwest corner of said Lot 6, marked by a 1/2 inch iron pin; thence North along the Easterly right-of-way line of Madison Street 18.00 feet, to a 1/2 inch pin being the True point of Beginning of this description; thence continuing North along said right-of-way 49.00 feet to a 1/2 inch iron pin; thence North 89°49'20" East parallel to the North of said Lot 6 115.00 feet to a 1/2 inch iron pin; thence South 49.00 feet to a 1/2 inch iron pin; thence South 89°49'20" West 115.00 feet to the True point of Beginning. ALSO EXCEPTING the South 18 feet of the West one-half of Lot 6, Block 1, SHASTA VIEW TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Regulation, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.
2. 1978-79 taxes, a lien in an amount to be determined, but not yet payable.

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 42,500.00 *

Dated this 16th day of October, 1978

Adeline Sybil Warner
ADELINE SYBIL WARNER

STATE OF OREGON, County of KLAMATH) ss.

on this date, October 16th, 1978, personally appeared the above named ADELINE SYBIL WARNER and acknowledged the foregoing instrument to be HER voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires: 2/14/81

The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.

If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

WARRANTY DEED (INDIVIDUAL)

WARNER

TO

CALDWELL

After Recording Return to: send tax statements to:

Mr. & Mrs. Paul Caldwell
1535 Madison
Klamath Falls, Oregon 97601

STATE OF OREGON,)
County of Klamath) ss.

I certify that the within instrument was received for record on the 16th day of October, 1978, at 1:11 o'clock P.M. and recorded in book M78 on page 23079 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk

By Bernetha Heltsch

Deputy

Fee \$3.00