

1-1-74

11384

WARRANTY DEED

Vol. 102 Page 5409

KNOW ALL MEN BY THESE PRESENTS, That LAWRENCE S. CALDWELL and TERESA L. CALDWELL hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GALE E. STALEY and ELEANORA E. STALEY, 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, Block 7, SECOND ADDITION TO BUREKER PLACE, Klamath County, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: Mortgage in favor of the Oregon State Department of Veterans' Affairs dated the 18th day of August, 1976, recorded the 19th day of August, 1976, in Volume M 76 at page 12862, Mortgage Records of Klamath County, Oregon;

Subject, further, to all future real property taxes and assessments; rules, regulations, easements and rights of way of record, and those apparent on the land; rules, regulations, easements and contracts for irrigation and drainage, if any, 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 except as above set forth, and Grantees assume and agree to pay said mortgage and hold Grantors harmless therefrom

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 \$ 52,000.00. 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 16 day of March, 1982; 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
Teresa L. Caldwell
By *Billy C. Fickett*

STATE OF OREGON,)
County of Klamath) ss.
March 16, 19 82

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 _____

Personally appeared the above named LAWRENCE S. CALDWELL and acknowledged the foregoing instrument to be _____ voluntary act and deed.

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: *[Signature]*
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 6-18-82

Before me: _____
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: _____

CALDWELL

GRANTOR'S NAME AND ADDRESS

STALEY

GRANTEE'S NAME AND ADDRESS

After recording return to:

Gale E. Staley et ux
3907 Hope Street
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

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

MAIL TAX STATEMENTS TO SAME AS ABOVE

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.
County of _____

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ or as document/tee/file/instrument/microfilm No. _____, Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME TITLE

By _____ Deputy

SPACE RESERVED FOR RECORDER'S USE

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STATE OF OREGON,

County of Klamath } ss.

On this the 30th day of April, 1982 personally appeared
BETTY C. PUCKETT

who, being duly sworn (or affirmed), did say that S. he is the attorney in fact for
Teresa L. Caldwell and
that S. he executed the foregoing instrument by authority of and in behalf of said principal; and S. he acknowl-
edged said instrument to be the act and deed of said principal.

Before me:

Mary Lou Gifford
Notary Public for Oregon.

My Commission expires 11-16-84

ATTORNEY IN FACT ACKNOWLEDGMENT
Form No. 0-13
(Previous Form No. Form 159)

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at postok

this 30 day of April A.D. 1982 at 4:04 o'clock P.M.:

duly recorded in Vol. M 82, of Deeds on page 5409

Fee \$8.00

EVELYN BIEHN, County Clerk

By Joyce M. [Signature]