

KNOW ALL MEN BY THESE PRESENTS, That

Henry J. Caldwell, Jr. and Deborah L. Caldwell, Husband and Wife
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
Richard L. Garbutt, 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:

Beginning at the Northwesterly corner of Lot 5 of Block 43 of FIRST ADDITION
to the City of Klamath Falls, Oregon; thence Northeasterly along the Southerly
line of Lincoln Street to the Northeasterly corner of Lot 4 of said Block 43;
thence Southeasterly at right angles to Lincoln Street and along the Easterly
line of said Lot 4, 55 feet; thence Southwesterly and parallel with the
Southerly line of Lincoln Street to the Westerly line of said Lot 5;
thence Northwesterly along the Westerly line of said Lot 5, 55 feet to the
place of beginning, being a portion of said Lots 4 and 5, Block 43 of the
FIRST ADDITION to the City of Klamath Falls, Oregon 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 as set forth on the reverse of this deed, or those apparent upon the
land, if any, as of the date of this deed.

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 part of the consideration (indicate which) (The sentences 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 8 day of July, 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)

Henry J. Caldwell, Jr.
Henry J. Caldwell, Jr.

Deborah L. Caldwell
Deborah L. Caldwell

STATE OF OREGON, } ss.
County of Klamath
July 8, 1982

STATE OF OREGON, County of) ss.
Personally appeared _____, 19____

_____ 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:

Notary Public for Oregon
My commission expires:

(OFFICIAL
SEAL)

Personally appeared the above named
Henry J. Caldwell, Jr. and
Deborah L. Caldwell
and acknowledged the foregoing instru-
ment to be their voluntary act and deed.

Notary Public for Oregon
My commission expires: 7/13/85

Henry J. Caldwell, Jr. and Deborah L. Caldwell
413 Main Street
Klamath Falls, Oregon 97601

GRANTOR'S NAME AND ADDRESS
Richard L. Garbutt
529 North Fifth Street
Klamath Falls, Oregon 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:
Per Grantee
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
Per Grantee
NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.
County of _____

I certify that the within instru-
ment was received for record on the
_____ day of _____, 19____

at _____ o'clock _____ M., and recorded in
book _____ on page _____ or as
file/reel number _____

Record of Deeds of said county.
Witness my hand and seal of
County affixed.

By _____ Recording Officer
Deputy

SUBJECT TO:

1. Sewer and water use charges, if any, due to the City of Klamath Falls.
2. Easement for sewer and incidentals including the right of ingress and egress along a line parallel to and 75 feet Northeasterly of the Northeast line of Fifth Street as conveyed in the Deed recorded July 12, 1911 in Volume 33, page 200, Deed Records of Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record .

this 8 day of July A. D. 19 82 at 2:17 o'clock P. M., and
duly recorded in Vol. M 82, of Deeds on Dec 8581

Fee \$8.00

EV. LYMBIEHN, County Clerk

By Jay McQuinn