

KNOW ALL MEN BY THESE PRESENTS, That

Henry J. Caldwell, Jr. and Deborah L. Caldwell,
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
Wiramal Corp., 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:

Lot 20, LAMRON HOMES, 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.

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 \$ 47,500.00
However, the actual consideration consists of or includes other property or value given or promised which is
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 13th day of September, 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.
Deborah L. Caldwell

Deborah L. Caldwell - By Henry J. Caldwell, Jr. Her Attorney in Law

STATE OF OREGON,

County of Klamath

9/13, 1982

STATE OF OREGON, County of

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

(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires: 7/13/85

Notary Public for Oregon

My commission expires:

(OFFICIAL
SEAL)

Henry J. Caldwell, Jr. and Deborah L. Caldwell

GRANTOR'S NAME AND ADDRESS

Wiramal Corp.
6210 Cherry Way
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,

County of

I certify that the within instru-
ment was received for record on the
day of 1982,

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:

Taxes for the fiscal year 1982-1983, a lien, not yet due and payable.

2. Assessments, if any, due to the City of Klamath Falls for water use.

3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.

4. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Irrigation District.

5. Building setback line 15 feet from street as shown on dedicated plat.

6. Utility and proposed irrigation ditch as shown on dedicated plat. (Rear 8 feet).

7. Reservations, restrictions and easements in plat dedication, to wit:

"(1) A 15 foot building setback line as shown. (2) An eight foot easement along the back of all lots for future sanitary sewers and public utilities said easement to provide ingress and egress for construction and maintenance of such utilities with no structures being permitted thereon and any planting being placed thereon at the risk of the owner. (3) The use of the land is for residential purposes only and is limited to one residential building per lot. (4) Architectural standards shall not be less than the minimum require-

ments of the Federal Housing Authority Specifications. The eight foot easement along the back of all lots is granted to the public for utility use only as above specified and includes perpetual right for ditches to convey irrigation water as shown."

8. Covenants, conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms and provisions thereof, recorded July 28, 1958 in Volume 301, page 380, and March 19, 1959 in Volume 310, page 638, Deed Records of Klamath County, Oregon.

9. Trust Deed, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.

Dated: June 26, 1973

Recorded: August 17, 1973

Volume: M73, page 11197, Microfilm Records of Klamath County, Oregon

Amount: \$22,300.00

Grantor: Terry L. Herbert and Judy Y. Herbert, husband and wife

Trustee: Transamerica Title Insurance Company

Beneficiary: Equitable Savings and Loan Association

Resignation of Trustee, dated February 23, 1981 and recorded March 4, 1981 in Volume M81, page 3820, Microfilm Records of Klamath County, Oregon.

Appointment of Successor Trustee, dated March 2, 1981 and recorded March 4, 1981 in Volume M81, page 3821, Microfilm Records of Klamath County, Oregon.

Memorandum of Modification Agreement, including the terms and provisions thereof, dated August 12, 1981, recorded September 10, 1981 in Volume M81, page 3821, Microfilm Records of Klamath County, Oregon.

Said Deed of Trust buyer is not assuming and sellers agrees to pay in full and hold buyer harmless therefrom.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record

3:20

this 13 day of sept. A.D. 19 82 at o'clock P.M. and

duly recorded in Vol. M 82 of Deeds on 12145

Fee \$8.00

By Evelyn Biehn County Clerk