

MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY

18215

WARRANTY DEED

MTC # 11825

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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  
Anna Mae Randolph  
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:

The Southeasterly 1/2 of Lot 43 and all of Lot 44, Block 18,  
INDUSTRIAL ADDITION to the City of Klamath Falls, 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 \$ 29,900.00  
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 9th day of December, 19 82;  
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,  
County of Klamath } ss.  
December 9, 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 \_\_\_\_\_

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:

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

Before me:  
(OFFICIAL SEAL) *Inda Stelle*  
Notary Public for Oregon  
My commission expires: 7/13/85

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

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

413 Main Street  
Klamath Falls, Oregon 97601  
GRANTOR'S NAME AND ADDRESS

Anna Mae Randolph  
4519 Cannon #82  
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

SPACE RESERVED  
FOR  
RECORDER'S USE

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

MOUNTAIN TITLE COMPANY

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SUBJECT TO:

1. Sewer and water use charges, if any, due to the City of Klamath Falls.
2. 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: October 26, 1981  
Recorded: November 5, 1981  
Volume: M81, page 19344, Microfilm Records of Klamath County, Oregon.

Amount: \$17,350.00  
Grantor: Henry J. Caldwell, Jr. and Deborah L. Caldwell  
Trustee: Transamerica Title Insurance Company  
Beneficiary: Equitable Savings and Loan Association

Said Trust Deed buyer shall not assume and sellers covenant to buyer that they shall pay said Trust Deed in full, in amounts and at times called for under the terms of the Trust Deed.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record

this 9 day of Dec.

A.D. 19 82 at 3:41 o'clock PM., and

duly recorded in Vol. M82

of Needs on page 17493

Fee \$8.00

By *Joy McArthur* EVELYN BEHN, County Clerk