

24640

MTC 12073-2

WARRANTY DEED

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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
 Michael A. Gardner and Kimberly A. Gardner, 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 ap-
 pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 5, Block 213, MILLS SECOND 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.

AND MOUNTAIN TITLE COMPANY INC. to P. G. A.
MOUNTAIN TITLE COMPANY INC.

(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 \$ 40,000.00
~~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 9th day of June, 1983;
 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. by Deborah L.
 Caldwell, his attorney in fact
 Deborah L. Caldwell

STATE OF OREGON,) ss.
 County of Klamath
 June 9th, 1983

Personally appeared the above named
 Deborah L. Caldwell for herself
 and as attorney in fact for Henry J.
 Caldwell and acknowledged the foregoing instru-
 ment to be her voluntary act and deed.

(OFFICIAL
 SEAL)

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

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

, 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:

(OFFICIAL
 SEAL)

Notary Public for Oregon
 My commission expires:

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

GRANTOR'S NAME AND ADDRESS
 Michael A. Gardner and Kimberly A. Gardner
 2226 Reclamation
 Klamath Falls, Oregon 97601

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

SPACE RESERVED
 FOR
 RECORDER'S USE

SUBJECT TO:

1. Sewer and water use charges, if any, due to the City of Klamath Falls.
2. Reservations, restrictions and easements as contained in Deed from Klamath Korporation.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record . . .
this 16th day of June A. D. 19 83 at 1:29 o'clock P M., and
duly recorded in Vol. M83, of Deeds on Page 9404

By PEVELYN BIEHN, County Clerk
[Signature]

Fee \$8.00