

MTC # 797

1-1-74

42527

WARRANTY DEED

Vol. M84 Page

18273

KNOW ALL MEN BY THESE PRESENTS, That ALAN L. TRAMEL

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WILLIAM FRANKLIN CALDWELL

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 Easterly 89 feet of Lot 14 in Block 5, PLEASANT VIEW TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM the Southerly 25 feet thereof; ALSO EXCEPTING THEREFROM the Easterly 5 feet thereof, conveyed for road purposes.

SUBJECT TO:

1. Assessments, if any, due to the City of Klamath Falls, for water use.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of the Enterprise Irrigation District.
4. Reservations and restrictions as contained in Deed recorded September 31, 1937 in Volume 111, page 461, Records 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 stated above and on the reverse side 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.

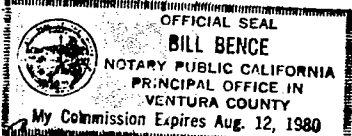
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$18,000.00

However, the actual consideration consists of the following: (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 31st day of January, 1980; 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)



X Alan L. Tramel
ALAN L. TRAMEL

MOUNTAIN-TITLE COMPANY, INC. has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

STATE OF OREGON, CALIF.

County of VENTURA } ss.
JAN 21, 1980

STATE OF OREGON, County of

Personally appeared

Personally appeared the above named ALAN L. TRAMEL

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 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:

(OFFICIAL SEAL)



Before me: Bill Bence
NOTARY PUBLIC CALIFORNIA
PRINCIPAL OFFICE IN VENTURA COUNTY
My Commission Expires 8/12/80

Notary Public for Oregon
My commission expires:

Mr. Alan L. Tramel
1136 Portola
Venturia, CA 93003

GRANTOR'S NAME AND ADDRESS

Mr. William Franklin Caldwell

1904 Gary St.
Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:

Same as Grantee

NAME, ADDRESS, ZIP

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

Same as Grantee

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 24th day of October, 1984, at 11:09 o'clock A.M., and recorded in book M84 on page 18273 or as file/reel number 42527

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Pam Smith, Deputy

Fee: \$4.00 Index: \$1.00