

HENRY J. CALDWELL, JR. and DEBORAH L.

A portion of Lot 6, Block 45, NICHOLS 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, being more particularly described as follows:

Beginning at a point in the Southeastern boundary of Washington Street, which is also the Northwestern boundary of Lot 6 in Block 45; thence Southwesterly from the most Northern corner of said Lot 6, located 15 feet distant Southwesterly from the most Northern corner of said Lot 6; thence Southwesterly along Washington Street to the line between Lots 5 and 6 in said Block 45; thence Southwesterly along said line between Lots 5 and 6 a distance of 90 feet; thence Northerly along said line between Lots 5 and 6 a distance of 90 feet to the line between Lots 5 and 6, a

MOUNTAIN TITLE COMPANY INC.
distance of 55.83 feet thence Northwesterly in a straight line to the point of beginning.

- continued on the reverse side of this deed -

To Have and to Hold the same unto the said grantor, and grantor'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 on the reverse side of this deed and 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 \$ 58,000.00

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 19th day of December, 1984; 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.

CEBORAH L. CALDWELL
BORAH L. CALDWELL

STATE OF OREGON, County of)
19

Personally appeared _____

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 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)

STATE OF OREGON

County of Klamath
December 1967 1984

Personals appeared the above named
HENRY J. CALDWELL, JR. and
DEBORAH A. CALDWELL.

and acknowledged the foregoing instru-
ment to be their voluntary act and deed.

OFFICIAL
SEAL
Notary Public for Oregon

Notary Public for Oregon
My commission expires:

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

GRANTOR'S NAME AND ADDRESS

Richard L. Garbutt & Patricia A. Garbutt
803 Main Suite 201
Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return tax

SAME AS GRANTEE

NAME, ADDRESS, ETC.

That a change is requested all test statements shall be sent to the following address:

SAME AS GRANTED

NAME, ADDRESS, ZIP

STATE OF OREGON

County of _____

I certify that the within instrument 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.

Recording Officers

By _____ Deputy

- continued from the reverse side of this deed -

SUBJECT TO:

1. Subject to a sewer easement as disclosed by instruments recorded in Volume 67, page 469, and in Volume 87, page 17, Deed Records of Klamath County, Oregon, to wit:

"Also an easement for sewer from the portion of land herein conveyed to connect same with the sewer on the portion of Lot 6 aforesaid, now owned by the Grantor and lying Northerly of the tract herein conveyed. The property over which said easement is given to subject to a mortgage to be paid by Grantor."

"This instrument does not guarantee that any particular use may be made of the property described in this instrument. A buyer should check with the appropriate city or county planning department to verify approved uses."

STATE OF OREGON,
County of Klamath)

Filed for record at request of

on this 19th day of December A.D. 19 84
at 2:01 o'clock P M. and duly
recorded in Vol. M84 of Deeds
Page 21114

EVELYN BIEHL, County Clerk

By [Signature] Deputy

Fee 9:00