

KNOW ALL MEN BY THESE PRESENTS, That RICHARD L. GARBUTT, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by HENRY J. CALDWELL, JR. and DEBORAH L. CALDWELL, husband and wife, hereinafter called the grantees, does hereby grant, bargain, sell and convey unto the said grantees and grantees' 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:

Lot 4 in Block 38, FIRST 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.

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.

MOUNTAIN TITLE COMPANY INC.

- continued on the reverse side of this deed -

To Have and to Hold the same unto the said grantees and grantees' heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantees and grantees' 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 \$24,800.00

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 sealed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath

December 19, 1984

Personally appeared the above named Richard L. Garbutt and Patricia A. Garbutt, who acknowledged the foregoing instrument to be their voluntary act and deed.

Notary Public for Oregon
My commission expires: 11-20-85

Richard L. Garbutt and Patricia A. Garbutt

GRANTOR'S NAME AND ADDRESS

Henry J. Caldwell, Jr. and Deborah L. Caldwell
2319 Briarwood Lane
Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

SAME AS GRANTEE

NAME, ADDRESS, ZIP

SAME AS GRANTEE

NAME, ADDRESS, ZIP

RICHARD L. GARBUTT

PATRICIA A. GARBUTT

STATE OF OREGON, County of

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 by the authorized officers of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Notary Public for Oregon
My commission expires

(OFFICIAL SEAL)

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/serial number
Record of Deeds of said county.

Witness my hand and seal of County affixed.

By

Recording Officer

Deputy

ASLES

84125

- continued from the reverse side of this deed -

SUBJECT TO:

1. Sewer and water use charges, if any, due to the City of Klamath Falls.
 2. Real Estate Contract, including the terms and provisions thereof
- Dated: January 10, 1984
Recorded: January 17, 1984
Volume: M84, page 923. Microfilm Records of Klamath County, Oregon
Vendor: State of Oregon, represented and acting by the Director of Veterans Affairs
Vendee: Richard L. Garbutt and Patricia A. Garbutt, husband and wife

The Grantees named on the reverse side of this deed hereby agree to assume and pay in full the above described Real Estate Contract.

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

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EVELYN BIEHN, County Clerk

By [Signature] Deputy

Fee 9.00