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45345

MOUNTAIN TITLE COMPANY INC.
WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That HENRY J. CALDWELL, JR. and DEBORAH L. CALDWELL, husband and wife

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hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by BRIAN L. CURTIS and DOLORES E. CURTIS, 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 appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 1 in Block 3, FAIRVIEW 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.

'84 AUG 6 PM 12 45

"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 -

This document is being rerecorded to correct the total consideration.

(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 on the reverse side of this deed and 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 \$ 34,573.57

Wherein the actual consideration consists of or includes other property or value, the grantor promises which is the whole of the consideration (indicate which) (X) 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 6th day of August, 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.

HENRY J. CALDWELL, JR.

Deborah L. Caldwell

DEBORAH L. CALDWELL

STATE OF OREGON, County of _____ ss.

STATE OF OREGON, County of Klamath August 6th, 1984

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 _____

Personally appeared the above named HENRY J. CALDWELL, JR. and DEBORAH L. CALDWELL, husband and wife

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: _____

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 7/13/85

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

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

GRANTOR'S NAME AND ADDRESS

Brian L. Curtis & Dolores E. Curtis
4436 Boardman Ave.
Klamath Falls, Oregon 97601

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, } ss.

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 Officer

By _____ Deputy

- continued from the reverse side of this deed -

SUBJECT TO:

1. Taxes for the fiscal year 1984-1985, a lien, not yet due and payable.
2. Sewer and water use charges, if any, due to the City of Klamath Falls.
3. 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: March 2, 1978

Recorded: March 7, 1978

Volume: M78, page 4265, Microfilm Records of Klamath County, Oregon

Amount: \$15,500.00

Grantor: Mary Lou Howard, a single woman

Trustee: William Sisemore

Beneficiary: Klamath First Federal Savings and Loan Association

The Grantees named herein hereby agree to assume and pay the above described Trust Deed.

STATE OF OREGON,)
County of Klamath)

Filed for record at request of

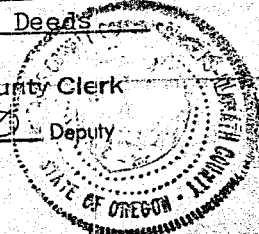
INDEXED

on this 6th day of Aug. A.D. 19 84
at 12:45 o'clock P M, and duly
recorded in Vol. M84 of Deeds
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EVELYN BIEHN, County Clerk

By [Signature] Deputy

Fee 8.00



STATE OF OREGON,)
County of Klamath)

Filed for record at request of

on this 24th day of January A.D. 19 85
at 3:40 o'clock P M, and duly
recorded in Vol. M85 of Deeds
Page 1398

EVELYN BIEHN, County Clerk

By [Signature] Deputy

Fee 9.00