

WARRANTY DEED HENRY J. CALDWELL, JR. and DEBORAH L. CALDWELL, husband and wife Vol. M85 Page 4252

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RICHARD L. GARbutt and PATRICIA GARbutt, 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:

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 Southeasterly boundary of Washington Street, which is also the Northwesterly boundary of Lot 6 in Block 45, NICHOLS ADDITION to the City of Klamath Falls, located 15 feet distant Southwesterly from the most Northerly corner of said Lot 6; thence Southwesterly along Washington Street to the line between Lots 5 and 6 in said Block 45; thence Southeasterly along said line between Lots 5 and 6 a distance of 90 feet; thence Northeasterly at right angles to said line between said 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.

"THIS DOCUMENT BEING RE-RECORDED TO CORRECT GRANTEE'S NAME" continued on the reverse side of this deed -

(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 \$ 58,000.00

However, the actual consideration consists of or includes this property or any part thereof or any interest therein, which is the whole consideration and part thereof. 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 17th 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.
HENRY J. CALDWELL, JR.

Deborah L. Caldwell
DEBORAH L. CALDWELL

STATE OF OREGON,)
County of Klamath) ss.
December 19th, 1984

STATE OF OREGON, County of) ss.
December 19th, 1984

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

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 acknowledged the foregoing instrument to be their 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.

(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 7/13/85

Before me: _____
Notary Public for Oregon
My commission expires: _____
(OFFICIAL SEAL)

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 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/reef number _____.

SPACE RESERVED FOR RECORDER'S USE

Record of Deeds of said county.
Witness my hand and seal of County affixed.

By _____ Recording Officer
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

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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



STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record

this 22nd day of March A.D. 19 85 at 9:27 o'clock A M.,

duly recorded in Vol. M85, of Deeds on Page 4252

EVELYN BIEHN, County Clerk

By [Signature]

Fee \$9.00