

48697

HENRY J. CALDWELL JR. and DEBORAH L.

KNOW ALL MEN BY THESE PRESENTS, That CALDWELL, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DAVID MARKHAM, 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 4, 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.

MOUNTAIN TITLE COMPANY INC.

(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 shown on the reverse of this deed and those of record and 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 \$ 17,000.00.

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which) (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 9th day of May, 19 85 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.

County of Klamath, ss.

County of Klamath, ss.

Personally appeared the above named Henry J. Caldwell Jr. & Deborah L. Caldwell

Henry J. Caldwell Jr. & Deborah L. Caldwell

and acknowledged the foregoing instrument as their voluntary act and deed.

Personally appeared Henry J. Caldwell Jr. & Deborah L. Caldwell 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 Henry J. Caldwell Jr. & Deborah L. Caldwell, a corporation, 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)



Notary Public for Oregon
My commission expires: 8/16/88

Henry J. Caldwell Jr. & Deborah L. Caldwell

GRANTOR'S NAME AND ADDRESS

David Markham
210 Grant
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Grantee
210 Grant
Klamath Falls OR 97601

NAME, ADDRESS, ZIP

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

No change

NAME, ADDRESS, ZIP

STATE OF OREGON, ss.

County of Klamath

I certify that the within instrument was received for record on the 9th day of May, 19 85, at 10 o'clock A.M., and recorded in book 164 on page 7670 or as file/reel number 164-7670.
Record of Deeds of said county.
Witness my hand and seal of County affixed.

SPACE RESERVED FOR RECORDER'S USE

By David Markham Recording Officer
Deputy

05051

19885

7071

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

Warranty Deed, including the terms and provisions thereof,
Dated: December 9, 1984
Recorded: December 19, 1984
Volume: M84, page 21124, Microfilm Records of Klamath County, Oregon
Grantor: Richard L. Garbutt and Patricia A. Garbutt, husband and wife
Grantee: Henry J. Caldwell Jr. and Deborah L. Caldwell, husband and wife

Consent to Assignment of Contract,
Dated: December 27, 1984
Recorded: January 4, 1985
Volume: M85, page 107, Microfilm Records of Klamath County, Oregon

The Grantee appearing on the reverse of this deed agrees to assume said Contract and to pay said Contract in full.

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 13th day of May A.D. 19 85
at 11:11 o'clock A M, and duly
recorded in Vol. M85 of Deeds
Page 7070

EVELYN BIEHN, County Clerk

By [Signature] Deputy

Fee 9.00

