

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

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ELAINE JOHNSON

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 563, Block 120, MILLS 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 \$ 33,000.00

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 day of January, 19 86; 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.

Deborah L. Caldwell

STATE OF OREGON, County of

STATE OF OREGON,

County of Klamath

1/14 1986

Personally appeared

and

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.
Deborah L. Caldwell

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.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

HENRY J. CALDWELL JR. & DEBORAH L. CALDWELL

GRANTOR'S NAME AND ADDRESS

ELAINE JOHNSON

281 Mammath Dr.
Lakehead, CA 96051

GRANTEE'S NAME AND ADDRESS

After recording return to:

GRANTEE

NAME ADDRESS ZIP

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

GRANTEE

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 Officer
Deputy

By

SUBJECT TO:

1. City lien to the City of Klamath Falls, Improvement Unit: 296
Card: 258
Docketed: September 10, 1984
Original Amount: \$1,311.49
Unpaid Balance: \$1,180.35, plus interest

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

2. Reservations and restrictions as contained in Deed from Klamath Corporation, recorded December 6, 1913 in Volume 41, page 280, Deed Records of Klamath County, Oregon.

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: June 9, 1981
Recorded: June 9, 1981
Volume: M81, page 10339, Microfilm Records of Klamath County, Oregon
Amount: \$28,000.00
Grantor: Henry J. Caldwell Jr. and Deborah L. Caldwell, husband and wife
Trustee: Parks & Ratliff, Attorneys at Law
Beneficiary: Albino Zambonin and Querina Zambonin, husband and wife

Assignment of Trust Deed, including the terms and provisions thereof,
Dated: May 25, 1984
Recorded: July 25, 1984
Volume: M84, page 12608, Microfilm Records of Klamath County, Oregon
From: Albino Zambonin and Querina Zambonin
To: Louis Zambonin as to an undivided $\frac{1}{2}$ interest; and Beppino Zambonin as to an undivided $\frac{1}{2}$ interest

The Grantee appearing on the reverse of this Deed agrees to assume said Trust Deed and to pay said Trust Deed in full, and further agrees to hold sellers harmless therefrom.

"This instrument will not allow use of the property described in this instrument in violation of applicable land use laws and regulations. Before signing or accepting this instrument, the person acquiring fee title to the property should check with the appropriate city or county planning department to verify approved uses."

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
of _____ January _____ A.D. 19 86 at 9:48 o'clock A M., and duly recorded in Vol. 496 day
of _____ Deeds _____ on Page 771

FEE

\$9.00

Evelyn Biehn,
By _____

County Clerk

John Smith