

\$34.08

BEFORE ALL MEN BY THESE PRESENTS, That JAMES ELY COX and ANNETTE BAUERNFEIND, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by HENRY J. CALDWELL, JR., hereinafter called the grantee, do hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the appurtenances, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

SEE LEGAL DESCRIPTION AS IT APPEARS ON THE REVERSE OF THIS DEED.



MOUNTAIN TITLE COMPANY

"This deed cannot be used for the purpose 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."

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 grantee 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 \$ 94,000.00. The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 94,000.00. 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 20th day of March, 1986; 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.

James Ely Cox
James Ely Cox

Annette Bauernfeind Cox
Annette Bauernfeind Cox

STATE OF OREGON, County of _____) ss.
19____

STATE OF OREGON,
County of Klamath
9200 1986

Personally appeared the above named
James Ely Cox and Annette
Bauernfeind Cox

Notary Public for Oregon
My commission expires: 6/1/87

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 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:

James Ely Cox & Annette
Bauernfeind Cox

GRANTOR'S NAME AND ADDRESS
Henry J. Caldwell, Jr. & Deborah L. Caldwell
7900 Hill Rd.
Klamath Falls, OR

GRANTEE

GRANTEE
NAME, ADDRESS, E.P.
State of Oregon is required all tax documents shall be sent to the following address.

NAME, ADDRESS, E.P.

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.

SPACE RESERVED FOR
RECORDING OFFICE USE

By _____
Recording Officer
Deputy

A parcel of land situated in Section 28, Township 39 South, Range 10 East of the Willamette Meridian, being more particularly described as follows: Commencing at the NW corner of the NE $\frac{1}{4}$ of said Section 28; thence S. 89°54'41" E., along the North line of said Section 28, a distance of 827.90 feet; thence leaving said Section line S. 00°19'32" W. 258.00 feet to the point of beginning for this description; thence continuing S. 00°19'32" W. 226.66 feet to the NW corner of that certain tract described in Klamath County Deed records Volume M72, page 11968; thence S. 89°25'44" E. 476.02 feet to the NE corner of the aforementioned tract of land; thence N. 00°19'32" E. 230.67 feet; thence N. 89°54'41" W. 476.01 feet to the point of beginning.

SUBJECT TO:

1. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Project and Klamath Irrigation District.
3. Reservations and restrictions, including the terms and provisions thereof, as contained in instrument recorded October 22, 1971 in Volume M71, page 11139, Microfilm Records of Klamath County, Oregon, wherein Harold Dehlinger & Son, a co-partnership is grantor and James E. Reid, et ux, grantee, to wit:
"said tract including an easement to and from adjacent owners for the use and maintenance of existing irrigation and drainage ditches."

STATE OF OREGON; COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 20th day
of March A.D. 19 86 at 3:34 o'clock P M., and duly recorded in Vol. M86
of _____ on Page 4672

FEE \$14.00

Evalyn Biala,
By _____

County Clerk

Ann Smith