

MOUNTAIN TITLE COMPANY

68396

WARRANTY DEED

Vol. M86 Page 21133

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

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOSEPHINE M. ROGERS, 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

The Southeasterly 1/2 of Lot 43 and all of Lot 44, Block 18, INDUSTRIAL 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

"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."

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 those of record and apparent upon the land, if any, as of the date of this deed,

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 \$27,400.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the 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 15th day of November, 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.

(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. 11/18, 1986

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

Personally appeared _____ 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:

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

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

Henry J. Caldwell Jr.
and Deborah L. Caldwell

GRANTOR'S NAME AND ADDRESS
Josephine M. Rogers
328 Martin St.
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS
GRANTEE
NAME, ADDRESS, ZIP
GRANTEE
NAME, ADDRESS, ZIP

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 Klamath } ss. I certify that the within instrument was received for record on the 19th day of November, 1986, at 3:21 o'clock P. M., and recorded in book M86 on page 21133 or as file/reel number 68396. Record of Deeds of said county. Witness my hand and seal of County affixed.

Fee: \$10.00
Evelyn Biehn, County Clerk
By _____ Recording Officer
Deputy