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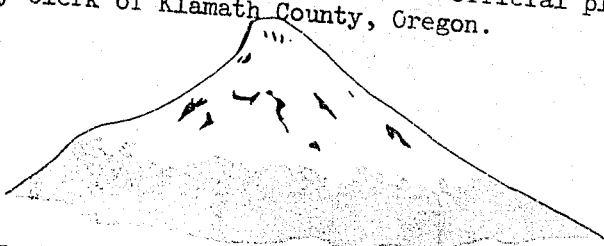
WARRANTY DEED

MTC-1744-P

Vol. 1280 Page 23816

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 W. SEUTTER and MARJORIE J. SEUTTER, 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:

Lot 12 in Block 2, WEST HILLS HOMES, according to the official plat thereof on file on 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 all those of record 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 \$49,450.00. However, the actual consideration consists of or includes other property or value given or promised which is 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 23rd day of December, 1986; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by Deborah L. Caldwell as attorney in fact for Henry J. Caldwell Jr. HENRY J. CALDWELL, JR.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, ss.
County of Klamath
December 23, 1986

Personally appeared the above named HENRY J. CALDWELL, JR. and DEBORAH L. CALDWELL and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Kristin L. Redd
Notary Public for Oregon
My commission expires: 11/16/87

Deborah L. Caldwell
DEBORAH L. CALDWELL
STATE OF OREGON, County of Klamath, ss.
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: _____
Notary Public for Oregon
My commission expires: _____

(OFFICIAL SEAL)

Henry J. Caldwell, Jr. & Deborah L. Caldwell
7990 Hill Rd.
Klamath Falls, OR 97603
GRANTOR'S NAME AND ADDRESS

David W. Seutter & Marjorie J. Seutter
5839 Onyx
Klamath Falls, OR 97603
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 Klamath

I certify that the within instrument was received for record on the 24th day of December, 1986, at 11:42 o'clock AM, and recorded in book M86 on page 23816 or as file/reel number 69704, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Ann Smith, Deputy

Fee: \$10.00