

# MOUNTAIN TITLE COMPANY

73857

WARRANTY DEED

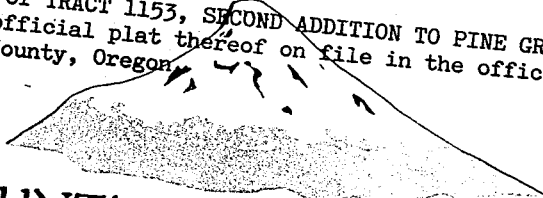
MTC - 17948-P

Vol. 187

Page 700

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 LURA W. MARTIN 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 20 in Block 4 of TRACT 1153, SECOND ADDITION TO PINE GROVE PONDEROSA, 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 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 \$ 15,000.00. 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 24th day of April, 1987; Henry J. Caldwell Jr. by Deborah L. Caldwell, his attorney in fact order of its board of directors. Henry J. Caldwell Jr.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,  
County of Klamath } ss.  
4/24, 1987

Deborah L. Caldwell  
Deborah L. Caldwell  
STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
\_\_\_\_\_, 19\_\_\_\_

Personally appeared the above named Deborah L. Caldwell, individually and as Attorney in fact for Henry J. Caldwell Jr. and acknowledged the foregoing instrument to be her voluntary act and deed.

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 \_\_\_\_\_ and who, being duly sworn,

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.

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

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

Henry J. Caldwell Jr. & Deborah L. Caldwell

GRANTOR'S NAME AND ADDRESS  
LURA W. MARTIN  
Box 195  
Chiloquin OR 97624  
GRANTEE'S NAME AND ADDRESS  
GRANTEE

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 24th day of April, 1987, at 3:07 o'clock P. M., and recorded in book M87 on page 7001 or as file/reel number 73857. Record of Deeds of said county. Witness my hand and seal of County affixed.

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

MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY