

KNOW ALL MEN BY THESE PRESENTS, That EMILEE MONTGOMERY

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by HENRY J. CALDWELL JR. and DEBORAH L. CALDWELL, 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:

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



## 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 \$ 55,500.00. 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 29th day of June, 19 87; 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.

*Emilee Ann Montgomery*  
Emilee Montgomery

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath

6/29/87

Personally appeared the above named  
Emilee Montgomery

STATE OF OREGON, County of \_\_\_\_\_) ss.

\_\_\_\_\_, 19\_\_\_\_

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 be-  
half of said corporation by authority of its board of directors; and each of  
them acknowledged said instrument to be its voluntary act and deed.

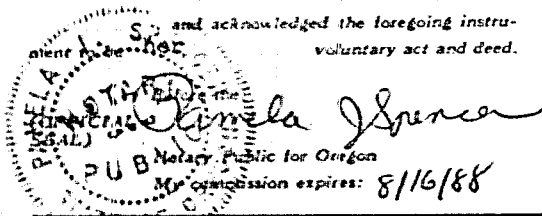
Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

and acknowledged the foregoing instru-  
ment to be his/her  
voluntary act and deed.



EMILEE MONTGOMERY

GRANTOR'S NAME AND ADDRESS

HENRY J. CALDWELL JR. & DEBORAH L.  
CALDWELL  
7990 Hill Rd., Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:

GRANTEE

NAME, ADDRESS, ZIP

Until a change is requested all box statements shall be sent to the following address.

GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of \_\_\_\_\_) ss.

I certify that the within instru-  
ment 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

By \_\_\_\_\_ Deputy

11328

The West 130 feet of Lot 1, Block 3, BEVERLY HEIGHTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, TOGETHER WITH a portion of Tract 20, ENTERPRISE TRACTS, according to the official plat thereof on file in the office of the County, Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at a point at the Northwest corner of Tract 20 Enterprise Tracts of Klamath County; thence Southerly 30 feet along the West boundary line of said tract to the fence; thence Easterly along said fence line a distance of 164.2 feet more or less parallel to the Northern boundary line of said tract; thence Northerly a distance of 30 feet parallel to the Western boundary of said tract to a pin on the North boundary line of said tract; thence Westerly along the North boundary line 164.2 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 29th day of June A.D. 19 87 at 2:29 o'clock P M., and duly recorded in Vol. M87 of Deeds on Page 11327.

FEE \$14.00

Evelyn Biehn, County Clerk  
By [Signature]

