

78044

VIABRANTY DEED  
MTC-18048-P

Vol. M87 Page 14494

**KNOW ALL MEN BY THESE PRESENTS, That** AMERICAN SAVINGS AND LOAN ASSOCIATION  
(a federal association) doing business as WILLAMETTE SAVINGS and LOAN ASSOCIATION

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by  
HENRY J. CALDWELL, JR. & 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 ap-  
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

The North  $\frac{1}{2}$  of Lot 5 and all of Lots 3 and 4, Block 26 of SECOND 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,

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 \$ 35,000.00  
However, the actual consideration consists of the property described in this deed, and the grantor hereby warrants that the  
the above consideration, and the property described in this deed, are the same property described in the deed of the  
part of the consideration, and the property described in this deed, are the same property described in the deed of the

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 11th day of August, 1987;  
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)

By: Susan D. Pierce  
Susan D. Pierce, REO Dept. Mgr.

STATE OF OREGON, ss.  
County of \_\_\_\_\_, 19\_\_\_\_  
Personally appeared the above named \_\_\_\_\_  
and acknowledged the foregoing instru-  
ment to be \_\_\_\_\_ voluntary act and deed  
Before me:  
(OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires: \_\_\_\_\_

STATE OF OREGON, County of -Lane- ) ss.  
August 11, 1987  
Personally appeared Susan D. Pierce and  
who, being duly sworn,  
did say that she is the  
REO Department Manager  
& Loan Association  
a 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:  
Notary Public for Oregon  
My commission expires: \_\_\_\_\_

Rhonda J. Farrell (OFFICIAL SEAL)  
RHONDA J. FARRELL  
NOTARY PUBLIC - OREGON  
My Commission Expires 4-13-90  
STATE OF OREGON, ss.

County of Klamath

I certify that the within instru-  
ment was received for record on the  
12th day of August, 1987,  
at 2:56 o'clock P.M., and recorded  
in book M87 on page 14494 or as  
file/reel number 78044.  
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