

78046

MOUNTAIN TITLE COMPANY

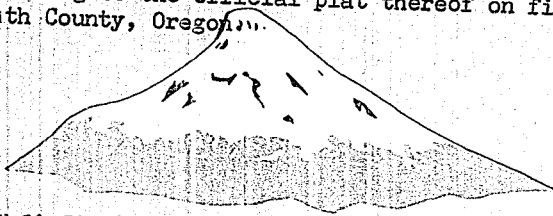
WARRANTY DEED

MTC-18097-Vol. M87 Page 14500

KNOW ALL MEN BY THESE PRESENTS, That WILLAMETTE SAVINGS AND LOAN ASSOCIATION, a division of American Savings and Loan Association, a Utah corporation

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 appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

The South  $\frac{1}{2}$  of Lot 5 and all of Lots 6 and 7, Block 26, 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 grantor hereby covenants to 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.

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.

By: *Susan D. Pierce*  
Susan D. Pierce, REO Dept. Manager

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, County of LANE ss.  
August 11th, 1987

Personally appeared Susan D. Pierce

REO Dept. Mgr.

& Loan Association

and acknowledged the foregoing instrument to be voluntary act and deed.

Notary Public for Oregon  
My commission expires:

*Rhonda J. Farrell*  
RHONDA J. FARRELL  
NOTARY PUBLIC - OREGON

My Commission Expires 4-13-90

WILLAMETTE SAVINGS & LOAN ASSOCIATION

GRANTOR'S NAME AND ADDRESS

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

GRANTEE'S NAME AND ADDRESS

Grantee

After recording return to:

NAME, ADDRESS, ZIP

Grantee

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

NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

County of Klamath ss.

I certify that the within instrument 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 14500 or as file/reel number 78046.

Record of Deeds of said county.  
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
Recording Officer  
By *Pam Smith* Deputy

Fee: \$10.00

MOUNTAIN TITLE COMPANY