

84489

MT-19245P

MOUNTAIN TITLE COMPANY

WARRANTY DEED

Vol. M88 Page 2358

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 JOHN E. GILLER & BRENDA L. GILLER, 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."

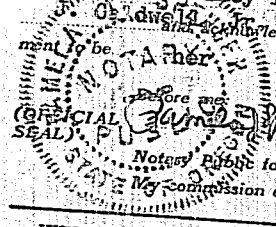
To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances 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 \$ 56,000.00. 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 18th day of February, 1988, order of its board of directors.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,  
County of Klamath } ss.  
2/18, 1988

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 his voluntary act and deed.



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

JOHN E. GILLER & BRENDA L. GILLER  
3416 Beverly Dr.  
Klamath Falls, OR 97603

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

GRANTEE  
NAME, ADDRESS, ZIP

GRANTEE  
NAME, ADDRESS, ZIP

Henry J. Caldwell Jr. by Deborah L. Caldwell as Attorney in fact  
STATE OF OREGON, County of Klamath } ss.  
1988

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, 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)

STATE OF OREGON, } ss.  
County of \_\_\_\_\_  
I certify that the within instrument 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.  
By \_\_\_\_\_ Recording Officer  
Deputy

SPACE RESERVED FOR RECORDER'S USE

MOUNTAIN TITLE COMPANY

2359

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.

Tax Account No. 3809-3-AB-2000

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 18th day of February A.D., 19 88 at 3:46 o'clock P M., and duly recorded in Vol. M88 of Deeds on Page 2358

FEE \$15.00

By Evelyn Biehn County Clerk

