

MOUNTAIN TITLE COMPANY

WARRANTY DEED

Vol. 1488 Page 5539

86150

MTC-19402P

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 WALTER M. KELLY & CYNTHIA A. KELLY, husband and wife, hereinafter called the grantees, 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:

PARCEL 1:

The West one-half of Lots 13, 14, 15 and 16, Block 17, 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.

Tax Account No. 3809-29AB-2000 and 3899-029AB 02100

PARCEL 2:

The East one-half of Lots 13, 14, 15, and 16, Block 17 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 \$ 40,000.00

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 12 day of April, 1988; 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.

Henry J. Caldwell Jr. by
Deborah L. Caldwell
Henry J. Caldwell, Jr. by Deborah L. Caldwell
as Attorney in fact
Deborah L. Caldwell

(If executed by a corporation,
affix corporate seal)

STATE OF OREGON,

County of Klamath

April 12, 1988.

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

(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires: 6-16-88

STATE OF OREGON, County of) ss.

, 19

Personally appeared and

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 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:

Henry J. Caldwell Jr. & Deborah L. Caldwell
7990 Hill Rd.
Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

Walter M. & Cynthia A. Kelly
1005 Prescott
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

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

I certify that the within instru-
ment was received for record on the
12th day of April, 1988,
at 3:35 o'clock P. M., and recorded
in book M88 on page 5539 or as
file/reel number 86150
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Evelyn Biehn, County Clerk
Recording Officer

By Bernetha Hirsch Deputy
Fee \$10.00

MOUNTAIN TITLE COMPANY