

30481

WARRANTY DEED

EMMA JUDD

m88 Page 13343

KNOW ALL MEN BY THESE PRESENTS, That

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by HENRY J. CALDWELL, JR. AND DEBORAH L. CALDWELL, husband and wife, after 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 Westerly 1/3 of TRACTS 17, 18 and 19, HOMEDALE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No. 41-3909-011AD-2500

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 to the land as of the date of this instrument 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 \$33,000.00. (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 16th day of August, 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.

Emma Judd

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, County of Klamath, ss. August 19 88.

Personally appeared the above named Emma Judd

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

Notary Public for Oregon My commission expires: 6-4-89

STATE OF OREGON, County of Klamath, ss. August 19 88.

Personally appeared Emma Judd, 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 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.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

STATE OF OREGON, ss.

County of Klamath

I certify that the within instrument was received for record on the 18th day of Aug. 19 88, at 9:19 o'clock A.M., and recorded in book M88 on page 13343 or as file/reel number 90481, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk
Recording Officer
By Laurel Mulder Deputy

Fee \$8.00