

98001

WARRANTY DEED

Vol. M89 Page 4250

MTC-21090D

KNOW ALL MEN BY THESE PRESENTS, That HENRY J. CALDWELL, JR. and DEBORAH L. CALDWELL, as tenants by the entirety hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MELVIN W. TILLERY and VICKIE TILLERY, as tenants by the entirety 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 Westerly 1/3 of Tract 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 3909 011AD 02500

***Savings and Loan Association recorded August 18, 1988 as M88, Page 13344 which the herein grantees DO NOT ASSUME OR AGREE TO PAY and grantors herein further agree to hold buyers harmless therefrom.

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 covenants conditions, restrictions, easements, those of record and apparent to the land as of the date of this deed, subject to a Trust Deed in favor of Klamath First Federal*** 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 \$ 46,000.00

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 10th day of March, 1989; 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)

STATE OF OREGON,
County of Klamath

March 10, 1989

STATE OF OREGON, County of Klamath) ss.
1989

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 _____, 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)

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 6-16-89

Notary Public for Oregon

My commission expires:

Caldwell
7990 Hill Rd
Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

Tillery
5656 Denver Ave
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:
Tillery
above address

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.
County of Klamath

I certify that the within instrument was received for record on the 14th day of March, 1989, at 10:39 o'clock AM., and recorded in book M89 on page 4250 or as file/reel number 98001, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer

By Debra Mullins Deputy

Fee \$8.00

MOUNTAIN TITLE COMPANY