

1298

WARRANTY DEED Vol. m89 Page 10349 who acquired Diane M. Caswell

KNOW ALL MEN BY THESE PRESENTS, That LAWRENCE F. CASWELL, DIANN M. CASWELL, RICHARD B. CASWELL & HAZEL A. SIMMON hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by LAWRENCE F. CASWELL, DIANN M. CASWELL, RICHARD B. CASWELL & HAZEL A. SIMMON, not as tenants, hereinafter called the grantee, with the right of survivorship, hereinafter called assigns, the 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 Southwest quarter of the Northeast quarter and South half of Northwest quarter and Lot 2 LESS the highway right of way, all in Section 1 Township 40 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon.

Tax Account No. 4006-00000-200

"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 and 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 \$to clear title. However, the actual consideration consists of or includes other property or value given or promised which is the whole/part of the consideration (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 5th day of June, 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.

Hazel A. Simmon by Richard B. Caswell, Lawrence F. Caswell by Diann M. Caswell, Diann M. Caswell, Attorney in fact, Richard B. Caswell, B. Caswell as Attorney in fact

STATE OF OREGON, County of Klamath ss. 6/5, 1989

STATE OF OREGON, County of ss. Personally appeared and

Personally appeared the above named Diann M. Caswell individually and as Attorney in fact for Lawrence F. Caswell and Richard B. Caswell individually and as Attorney in fact for Hazel A. Simmon

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

Notary Public for Oregon My commission expires: 8/16/92

Notary Public for Oregon My commission expires: (OFFICIAL SEAL)

Form with fields for GRANTOR'S NAME AND ADDRESS (Lawrence F. Caswell, et al), GRANTEE'S NAME AND ADDRESS (Lawrence F. Caswell), and NAME, ADDRESS, ZIP (Ashland Star Rt, Keno, OR 97627).

Form with fields for STATE OF OREGON, County of Klamath, and recording information (received for record on the 9th day of June, 1989, at 3:35 o'clock P.M., recorded in book M89 on page 10349).

Fee \$8.00

MOUNTAIN TITLE COMPANY

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