

2021

M17-213501

KNOW ALL MEN BY THESE PRESENTS, That PAUL B. CALDWELL & RITA CALDWELL, HUSBAND AND WIFE

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by EARL L. LANCASTER & DONNA C. LANCASTER, HUSBAND AND WIFE, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and and grantee's heirs, successors and 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:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF.

"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 \$ 55,900.00. However, the actual consideration consists of or includes other property or value given or promised which is the subject of a separate recorded instrument, and the amount of the cash consideration should be deleted from the above stated consideration.

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 26th day of June, 19 89; 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.

Paul B. Caldwell
Paul B. Caldwell

Rita Caldwell by Paul B. Caldwell
Rita Caldwell by Paul B. Caldwell as attorney

STATE OF OREGON, County of in fact ss.

STATE OF OREGON,

County of Klamath, 19 89 ss.

Personally appeared the above named Paul B. Caldwell, individually and as Attorney in fact for Rita Caldwell

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

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, 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: 8-16-92

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.

SPACE RESERVED

FOR RECORDERS USE

Recording Officer
Deputy

By _____

Paul B. Caldwell & Rita Caldwell
3700 Bellinger Lane, Space 20
Medford, OR 97501

GRANTOR'S NAME AND ADDRESS

Earl L. Lancaster & Donna C. Lancaster
1535 Madison
Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:

Earl L. Lancaster & Donna C. Lancaster
1535 Madison
Klamath Falls, OR 97603

NAME AND ADDRESS

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

Earl L. Lancaster & Donna C. Lancaster
1535 Madison
Klamath Falls, OR 97603

NAME AND ADDRESS

EXHIBIT "A"
LEGAL DESCRIPTION

W1/2 of Lot 6, Block 1, SHASTA VIEW TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM: Beginning at the Southwest corner of said Lot 6, marked by a 1/2 inch iron pin; thence North along the Easterly right-of-way line of Madison Street 18.00 feet, to a 1/2 inch iron pin being the True Point of Beginning of this description; thence continuing North along said right-of-way 49.00 feet to a 1/2 inch iron pin; thence North 89 degrees 49' 20" East parallel to the North of said Lot 6 115.00 feet to a 1/2 inch iron pin; thence South 49.00 feet to a 1/2 inch iron pin; thence South 89 degrees 49' 20" West 115.00 feet to the True Point of Beginning.

ALSO EXCEPTING the South 18 feet of the West 1/2 of Lot 6, Block 1 SHASTA VIEW TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3809 036CC 03500

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 28th day
of June A.D., 19 89 at 3:26 o'clock PM., and duly recorded in Vol. M89
of Deeds on Page 11617.

FEE \$13.00

Evelyn Biehn County Clerk

By Dorlene Mullins