

KNOW ALL MEN BY THESE PRESENTS, That THOMAS J. CALLAGHAN & VIRGINIA CALLAGHAN,
as tenants by the entirety,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JEFF E. ELLIOTT & KELLY SKIDGEL ELLIOTT, 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 REVERSE FOR LEGAL

"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 covenants conditions, restrictions, easements those of record and apparent to the land as of the date of this deed.

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 \$ 35,000.00.
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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 26 day of July, 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.

Thomas J. Callaghan
Thomas J. Callaghan

Virginia Callaghan
Virginia Callaghan

California
STATE OF OREGON sacramento
County of klamath ss.
July, 26, 19 89

STATE OF OREGON, County of sacramento ss.
July 26, 19 89

Personally appeared Thomas J. Callaghan and Virginia Callaghan 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

Personally appeared the above named
Thomas J. Callaghan and
Virginia Callaghan

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.

Before me:

(OFFICIAL SEAL)

(OFFICIAL SEAL)

Before me:
Byron Black
Notary Public for Oregon california
My commission expires: July 9, 1993

Notary Public for Oregon california
My commission expires:

Callaghan
5428 Miriam Ct
Carmichael, CA 95608
GRANTOR'S NAME AND ADDRESS

Elliott
834D Homedale
Klamath Falls, OR 97603
GRANTEE'S NAME AND ADDRESS

After recording return to:

Elliott
above address

NAME, ADDRESS, ZIP

US Bancorp
Tax Service

NAME, ADDRESS, ZIP

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.

By _____
Recording Officer
Deputy

Lot 1 in Block 6 of FIRST 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.

SAVING AND EXCEPTING THEREFROM that portion of Lot 1 described as follows:

Beginning at the most Northerly corner of Lot 1, Block 6, FIRST ADDITION to Klamath Falls; thence Southwesterly along the Southeasterly line of Doty Street three feet, more or less to a point three feet South of the Northeasterly line extended of said Lot 1, when measured at right angles thereto; thence Southeasterly parallel to the Northerly line of Lot 1, extended to the Southwesterly line of Lot 1, Block 1, Shives Addition; thence Northerly to the Northeasterly line extended of Lot 1, Block 6, FIRST ADDITION; thence Northwesterly along the Northerly line of said Lot 1, to the point of beginning.

Tax Account No. 3809 029CD 06000

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title co. the 28th day of July A.D., 19 89 at 2:50 o'clock P.M., and duly recorded in Vol. M89 of Deeds on Page 13893.

FEE \$13.00

Evelyn Biehn County Clerk

By Ruthie Muelandare

