

KNOW ALL MEN BY THESE PRESENTS, That HENRY J. CALDWELL, JR. & DEBORAH L. CALDWELL, as tenants by the entirety;

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DEBORAH ANN BEVERIDGE & MICHAEL V. CARR, not as tenants in common but with the right, 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 \$ 30,500.00. The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 30,500.00. The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 30,500.00.

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 19th day of December, 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.

Henry J. Caldwell Jr. by Deborah L. Caldwell
Caldwell, his attorney in fact
Henry J. Caldwell Jr. by Deborah L. Caldwell
as Attorney in fact
Deborah L. Caldwell
Deborah L. Caldwell

STATE OF OREGON,)
County of Klamath) ss.
12/19, 1989

STATE OF OREGON, County of) ss.
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Personally appeared the above named Deborah L. Caldwell individually and as Attorney in fact for Henry J. Caldwell Jr.

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

and acknowledged the foregoing instrument to be her 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.

OFFICIAL SEAL) Before JANELIA J. SPENCER
NOTARY PUBLIC-OREGON
Notary Public for Oregon, 8/1/92
My commission expires

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

Henry J. Caldwell Jr. & Deborah L. Caldwell	
7990 Hill Rd.	
Klamath Falls, OR 97603	
GRANTOR'S NAME AND ADDRESS	
Deborah Ann Beveridge & Michael V. Carr	
6711 Patterson	
Klamath Falls, OR 97603	
GRANTEE'S NAME AND ADDRESS	
Deborah Ann Beveridge & Michael V. Carr	
6711 Patterson	
Klamath Falls, OR 97603	
NAME, ADDRESS, ZIP	
Deborah Ann Beveridge & Michael V. Carr	
6751 Patterson	
Klamath Falls, OR 97603	
NAME, ADDRESS, ZIP	

STATE RESERVED
F-K
RECORDERS USE

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

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1

A parcel of land situate in the Southwest corner of Tract 23, ANKENY GARDEN TRACTS, Klamath County, Oregon according to the Plat thereof on record in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows, to wit:

Beginning at the Southwest corner of Tract 23, and proceeding in a Northerly direction along Patterson Street for a distance of 97 feet, thence at right angles and in an Easterly direction a distance of 125 feet; thence South at right angles a distance of 97 feet; thence West at right angles along the Southerly line of Tract 23 a distance of 125 feet to the point of beginning.

PARCEL 2

A parcel of land being a portion of Tract 23, ANKENY GARDEN TRACTS, Klamath County, Oregon, according to the official plat thereof on record in the County Clerk's office of said Klamath County; said part being more particularly described as follows:

Beginning at a point on the South line of said Tract 23, distant 125 feet East from the Southwest corner of said Tract 23, thence from said point of beginning,

(1) East, along said South line, a distance of 384 feet to the Southwest corner of that certain parcel of land described in deed to Don E. Wescom, et ux, recorded November 4, 1968, in Volume M68, page 9876, Microfilm Records of Klamath County, thence along the West line of last mentioned parcel,

(2) North 97 feet; thence parallel to said South line of Tract 23.

(3) West, 384 feet to the Northeast corner of that certain parcel of land conveyed to John H. Able, et ux, by deed recorded November 2, 1965, in Volume M65, page 3307, Microfilm Records of Klamath County, Oregon, thence along the East line of last mentioned parcel.

(4) South 97 feet to the point of beginning.

Tax Account No: 3909 02480 01200

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 21st day
of Dec. A.D. 19 89 at 2:13 o'clock P.M., and duly recorded in Vol. M89
of Deeds on Page 24636

FEE \$13.00

Evelyn Biehn, County Clerk

By Caroline Mullenbarger