

KNOW ALL MEN BY THESE PRESENTS, That HENRY J. CALDWELL JR. AND DEBORAH L. CALDWELL husband and wife AND BRUCE W. SHRIVER AND JANET L. SHRIVER, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DANNY L. JOHNSON AND LOUISE E. JOHNSON, 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:

The West one-half of Lot 20, Block 13, HOT SPRINGS 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.

Assessors Account No. 3809 029DA 10300

Assessors Key No. 303157

"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 to the land

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 \$ 25,000.00. ~~However, the actual consideration consists of or includes the property or interest therein or promised which is the whole or 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 21st day of May, 1990; 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, his attorney in fact
Henry J. Caldwell Jr.

Deborah L. Caldwell
STATE OF OREGON, County of Klamath ss.
May 8, 1990

Personally appeared the above named DEBORAH L. CALDWELL

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

Before me, *Michael Chandler*
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires: 7-6-90

Deborah L. Caldwell
7990 Hill Rd
KPO 97603

GRANTOR'S NAME AND ADDRESS
Danny L. & Louise E. Johnson
13350 Crescent Ave
KPO 97601

GRANTEE'S NAME AND ADDRESS
Klamath Trust Federal
540 Main St
KPO 97601

NAME, ADDRESS, ZIP
same as above

Bruce W. Shriver
Janet L. Shriver by Deborah L. Caldwell, her attorney in fact
Janet L. Shriver

STATE OF OREGON, County of ss.
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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)
Notary Public for Oregon
My commission expires:

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

FORM No. 159—ACKNOWLEDGMENT BY ATTORNEY-IN-FACT.

STATE OF OREGON,

County of Klamath } ss.

On this the 8th day of May, 1990 personally appeared DEBORAH L. CAIDWELL who, being duly sworn (or affirmed), did say that She is the attorney in fact for HENRY J. CAIDWELL JR., DORCE W. SHRIVER AND JANET L. SHRIVER and that he executed the foregoing instrument by authority of and in behalf of said principal; and he acknowledged said instrument to be the act and deed of said principal.

(Official Seal)

Before me:

David J. Chandler
(Signature)
Don Claser 7-6-90
(Title of Officer)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 9th day of May A.D., 19 90 at 9:49 o'clock AM., and duly recorded in Vol. M90 of Deeds on Page 8787.

FEE \$33.00

Evelyn Biehn County Clerk

By Pauline Mulendore