MOUNTAIN TITLE COMPANY

2 **17513** WARRANTY DEED MTC 23945-D Vol. M90 Page 13936

KNOW ALL MEN BY THESE PRESENTS, That Marvin E. Mann & F. Gertrude Mann, as tenants by the entirety *hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by* Henry J. Caldwell, Jr. & Deborah L. Caldwell, as tenants by the entirety *, 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:*

Lot 12 in Block 2 of FIRST ADDITION TO SUNSET VILLAGE, according to the official plat there on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3909 012CB 03800

"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 all those of record and those apparent to the land 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 $ 52,500.00 *.*

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 12th *day of* July *, 19* 90 *; 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.*

Marvin E. Mann by William D. Mann attorney in fact
Marvin E. Mann, by William D. Mann, attorney in fact

F. Gertrude Mann by William D. Mann attorney in fact
F. Gertrude Mann, by William D. Mann, attorney in fact

STATE OF OREGON,)
County of LANE) *ss.*
July 12 *, 19* 90 *.*

Personally appeared the above named William D. Mann, as attorney in fact for Marvin E. Mann & F. Gertrude Mann *and acknowledged the foregoing instrument to be* their *voluntary act and deed.*

Before me:
(OFFICIAL SEAL) *Notary Public for Oregon*
My commission expires: 11-8-92

NOTARY PUBLIC

STATE OF OREGON, County of _____ *, 19* ____ *.*

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:

Marvin E. Mann & F. Gertrude Mann
2528 E. McKellips #69
Mesa, AZ 85203
GRANTOR'S NAME AND ADDRESS

Henry J. Caldwell, Jr. & Deborah L. Caldwell
7990 Hill Rd
Klamath Falls, OR 97603
GRANTEE'S NAME AND ADDRESS

After recording return to:
Henry J. Caldwell, Jr. & Deborah L. Caldwell
7990 Hill Rd
Klamath Falls, OR 97603
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
Henry J. Caldwell, Jr. & Deborah L. Caldwell
7990 Hill Rd
Klamath Falls, OR 97603
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, *ss.*
County of Klamath
I certify that the within instrument was received for record on the 13 *day of* July *, 19* 90 *, at* 3:03 *o'clock* P *M., and recorded in book* M90 *on page* 13936 *or as file/reel number* 17513 *, Record of Deeds of said county.*
Witness my hand and seal of County affixed.

Evelyn Biehn
Recording Officer
28.00
By Bernetha A. Pelsch *Deputy*

MOUNTAIN TITLE COMPANY