

19823

Vol. M90 Page 17217#01035486  
WARRANTY DEED

AFTER RECORDING RETURN TO:  
CHEMULT WOOD SALES, INC., an Oregon corporation  
P.O. Box 311  
Crescent, OR 97733

UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVE

LOUIS B. CALDARERA and LOTTIE MAE CALDARERA, husband and wife,  
hereinafter called GRANTOR(S), convey(s) to CHEMULT WOOD SALES,  
INC., an Oregon corporation, and GENA M. MEDART, each as to  
undivided one-half interest, hereinafter called GRANTEE(S), all  
that real property situated in the County of Klamath, State of  
Oregon, described as:

THE S 1/2 S 1/2 SW 1/4 and the S 1/2 N 1/2 S 1/2 SW 1/4 Section  
29, Township 35 South, Range 11 East of the Willamette Meridian,  
in the County of Klamath, State of Oregon.

Code 8, Map 3511-2900, TL 2000.

"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."

and covenant(s) that grantor is the owner of the above described  
property free of all encumbrances except: 1) Taxes for the  
fiscal year 1990-'91, a lien not yet payable. 2) Rights of the  
public in and to any portion of the herein described premises  
lying within the boundaries of roads or highways. 3) Subject to  
rules and regulations of Fire Patrol District. 4) Terms and  
provisions and reservations contained in Deed recorded July 22,  
1959 in Book 314, page 383, Deed Records, Klamath County,  
Oregon.

and will warrant and defend the same against all persons who may  
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is  
\$15,000.00.

In construing this deed and where the context so requires, the  
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument  
this 1st day of August, 1990.

X Louis B. Caldareira  
LOUIS B. CALDARERA

X Lottie Mae Caldareira  
LOTTIE MAE CALDARERA

STATE OF ARKANSAS, County of Louise ) ss.

August 2, 1990.

Personally appeared the above named LOUIS B. CALDARERA and  
LOTTIE MAE CALDARERA and acknowledged the foregoing instrument  
to be their voluntary act and deed.

Before me: Katie Weik  
Notary Public for Arkansas  
My Commission Expires: MY COMMISSION EXPIRES 8-30-90

NOTARY PUBLIC  
JOHNS COUNTY, ARK.

53 AUG 10 1990

WARRANTY DEED  
#0103242

Aspen  
TITLE & ESCROW, INC.

AFTER RECEIVING RETURN TO:  
CHERRY WOODS, INC., an Oregon corporation  
1000 N. BROADWAY  
PORTLAND, OREGON 97227

WITH A CHANGE IN REQUESTED-ALL TAX  
EXEMPTIONS IN THE FOLLOWING ADDRESS:

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 28th day  
of Aug. A.D., 19 90 at 10:53 o'clock AM., and duly recorded in Vol. M90  
of Deeds on Page 17217

Evelyn Biehn - County Clerk  
By Pauline M. Mendenhall

FEE \$33.00

Code 81, 800 2211-2200, 11 2000,  
in the County of Klamath, State of Oregon.

"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 TITLE TO THE PROPERTY SHOULD CHECK WITH THE  
APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY  
APPROVED USES."

and covenanted that grantor is the owner of the above described  
property free of all encumbrances except: (1) Taxes for the  
fiscal year 1989-1991, a lien not yet payable; (2) Rights of the  
party in and to any portion of the herein described premises  
lying within the boundaries of roads or highways; (3) liens and  
rights and regulations of First National District; (4) liens and  
rights and regulations contained in Deed recorded July 22,  
1987 in Book 214, page 183, Deed Records, Klamath County,  
Oregon.

and will warrant and defend the same against all persons who may  
lawfully claim the same, except as shown above.

The time and actual consideration for this transfer is  
\$12,000.00.

In executing this deed and where the content so required, the  
parties have been fully advised.

In witness whereof, the grantor has executed this instrument  
this 28th day of August, 1990.

Louise M. Calderera  
LOUISE M. CALDERERA

Louis M. Calderera  
LOUIS M. CALDERERA

STATE OF ARIZONA, County of Graham  
August 2, 1990.

Separately appeared the above named LOUISE M. CALDERERA and  
LOUIS M. CALDERERA and acknowledged the foregoing instrument  
to be their voluntary act and deed.

Notary Public  
Notary Public for Arizona  
My Commission Expires \_\_\_\_\_

