

23588

MTC 20727

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That

Henry J. Caldwell, Jr. and Deborah L. Caldwell, husband and wife  
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by  
Lorikay Rogers

the grantee; does hereby grant, bargain, sell and convey unto the said grantee 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 382, Block 113 of MILLS 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.

SUBJECT TO: Trust Deed, recorded August 11, 1982, in Volume M82, page 10330, Microfilm Records of Klamath County, Oregon, in favor of Edith Mitchell who subsequently assigned her interest to Max L. Mitchell. The

Grantee named above does not agree to assume nor pay this Trust Deed and the

Grantors named above hereby agree to hold the Grantee harmless therefrom

"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 upon 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 \$ 31,000.00

However, the consideration consists of or includes other property or value given or promised by the grantee as part of the consideration hereunder, which, in the sentence between the symbols, is not applicable, shall be XXXXX See ORS 33.030.

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 11th day of December, 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.

Henry J. Caldwell Jr. by Deborah A. Caldwell his attorney in fact  
Henry J. Caldwell, Jr.

STATE OF OREGON, )  
County of Klamath ) ss.  
December 11, 19 90.

Personally appeared the above named  
Deborah L. Caldwell for herself and  
as attorney in fact for Henry J. Caldwell, Jr.

Deborah A. Caldwell  
Deborah L. Caldwell

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

Before me:

Christi L. Redd  
Notary Public for Oregon  
My commission expires: 11/16/91

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
The foregoing instrument was acknowledged before me this \_\_\_\_\_, 19 \_\_\_\_\_, by \_\_\_\_\_, \_\_\_\_\_ president, and by \_\_\_\_\_, \_\_\_\_\_ secretary of \_\_\_\_\_

a \_\_\_\_\_ corporation, on behalf of the corporation.  
Notary Public for Oregon \_\_\_\_\_  
My commission expires: \_\_\_\_\_ (SEAL)

Henry J. Caldwell, Jr. & Deborah L. Caldwell  
7990 Hill Road  
Klamath Falls, OR 97603

GRANTOR'S NAME AND ADDRESS

Lorikay Rogers  
2240 Orchard  
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

Until a change is received all tax statements shall be sent to the following address.

SAME AS GRANTOR  
7990 Hill Rd.  
Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was recorded for record on the 11th day of Dec., 19 90, at 2:36 o'clock PM. and recorded in book M90 on page 24553 or as file/reel number 23588

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Pauline Mullendore Deputy

Fee \$28.00

90 DEC 11 PM 2 36