

KNOW ALL MEN BY THESE PRESENTS, That

Henry J. Caldwell, Jr. and Deborah L. Caldwell, as tenants by the entirety hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Robert A. Martin and Jane Martin, husband and wife, hereinafter called 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 11, Block 71, BUENA VISTA ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

MOUNTAIN TITLE COMPANY

"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, 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 \$ 27,900.00. However, the consideration paid for this transfer includes the consideration paid for the purchase of the property described in this instrument, which is the whole part of the consideration paid for the purchase of the property described in this instrument, and no other consideration should be stated.

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 March, 19 91; 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

Deborah L. Caldwell

STATE OF OREGON,)
County of Klamath) ss.
March 11, 19 91

Personally appeared the above named Deborah L. Caldwell, individually and as attorney in fact on behalf of Henry J. Caldwell, Jr.

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

Before me: John Stelle
Notary Public for Oregon
My commission expires: 7/13/93

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

Robert A. Martin & Jane Martin

5121 S. Etna
Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 12th day of March, 19 91, at 1:38 o'clock P. M., and recorded in book M91 on page 4418 or as file/reel number 26841, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Pauline Mueller Deputy

Fee \$28.00

MOUNTAIN TITLE COMPANY

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