

29816

MIC # 25543-KR

WARRANTY DEED

Vol. 991 Page 9874

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 RICHARD A. SPIELMAN, Trustee OF THE EUGENIA W. SPIELMAN TRUST, hereinafter called the grantee, do 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

## 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 those of record and those apparent upon the land, if any, as 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 \$ 200,000.00

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 24th day of May, 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.

Deborah L. Caldwell

DEBORAH L. CALDWELL

STATE OF OREGON, )  
County of Klamath ) ss.  
May 24, 19 91

Personally appeared the above named

DEBORAH L. CALDWELL for herself and  
and as attorney-in-fact for HENRY J. CALDWELL, JR.

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

Before me:

Kristi L. Field  
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. and DEBORAH L. CALDWELL

7990 HILL RD.

KLAMATH FALLS, OR 97603

GRANTOR'S NAME AND ADDRESS

RICHARD A. SPIELMAN TRUST THE EUGENIA W. SPIELMAN TRUST

2542 WATSON

KLAMATH FALLS, OR 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:

RICHARD A. SPIELMAN TRUST THE EUGENIA W. SPIELMAN TRUST

2542 WATSON

KLAMATH FALLS, OR 97603

NAME, ADDRESS, ZIP

Until a change is registered and all statements shall be sent to the following address:

RICHARD A. SPIELMAN TRUST THE EUGENIA W. SPIELMAN TRUST

2542 WATSON

KLAMATH FALLS, OR 97603

NAME, ADDRESS, ZIP

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.

Recording Officer

By \_\_\_\_\_ Deputy

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**PARCEL 1:**

Lots 1, 2 and 3 and that portion of vacated "F" Street lying Northerly and adjacent to said Lot 1, all in Block 1 of SUNNYSIDE 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.

**PARCEL 2:**

A portion of the SE1/4 NW1/4 of Section 20, Township 38 South, Range 9 East of the Willamette Meridian described as follows:

Beginning at an iron axle marking the center one-quarter corner of said Section 20, said point also being the Southwest corner of the RE-SUBDIVISION OF MCLOUGHLIN HEIGHTS; thence North 0 degrees 51' East along the West line of said McLoughlin Heights, a distance of 441.2 feet to an iron pin; thence North 87 degrees 49' West a distance of 210.13 feet to an iron pin on the Easterly line of the O.T.I. access road known as "Campus Drive"; thence Southerly along said Easterly line and along the arc of a 1004.93 foot radius curve to the right, a distance of 474.01 feet to an iron pin on the South line of said SE1/4 NW1/4 of Section 20; thence South 89 degrees 36' 52" East along said South line, a distance of 348.04 feet, more or less, to the point of beginning.

EXCEPTING THEREFROM those portions lying within the right of way of Campus Drive and Daggett Avenue.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 24th day  
of May A.D., 19 91 at 1:46 o'clock P.M., and duly recorded in Vol. M91  
of Deeds on Page 9874.

Evelyn Biehn - County Clerk

By Pauline Muelandere

FEE \$33.00