

38032

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That

THOMAS B. CARNAHAN and ELIZABETH A. CARNAHAN, husband and wife
 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by _____, hereinafter called
 CALVIN CALDWELL and DEBORAH YOUNG, or the survivor thereof
 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:

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

"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 \$ 45,000.00

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.

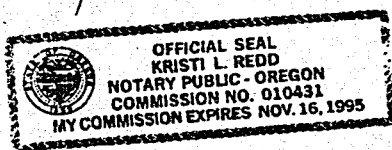
In Witness Whereof, the grantor has executed this instrument this 22nd day of November, 19 91;
 if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

STATE OF OREGON,
 County of Klamath) ss.
 November 22, 19 91.

Personally appeared the above named
 THOMAS B. CARNAHAN
 ELIZABETH A. CARNAHAN

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

Kristi L. Redd
 Notary Public for Oregon
 My commission expires: 11/16/95



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 _____ (SEAL)
 My commission expires: _____

THOMAS B. CARNAHAN and ELIZABETH A. CARNAHAN

30171 Doak Rd.

Chiloquin, OR 97524

GRANTOR'S NAME AND ADDRESS

CALVIN CALDWELL and DEBORAH YOUNG

8014 Pacific Lane

KLAMATH FALLS, OR 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:

CALVIN CALDWELL and DEBORAH YOUNG

1938 ERIE STREET

KLAMATH FALLS, OR 97601

NAME, ADDRESS, ZIP

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

CALVIN CALDWELL and DEBORAH YOUNG

1938 ERIE STREET

KLAMATH FALLS, OR 97601

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.

By _____ Recording Officer
 Deputy

EXHIBIT A
LEGAL DESCRIPTION

A tract of land situated in Government Lots 20, 21 and 22 of Section 5, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northwest corner of said Government Lot 21; thence South 01 degrees 54' 38" West 664.38 feet to the Southwest corner of said Lot 21; thence South 89 degrees 28' 18" East 1331.08 feet to the Southerly corner common to said Lots 21 and 22; thence along the Southerly line of said Lot 22, North 88 degrees 56' 31" East 337.52 feet to the Southwesterly right of way line of State Highway No. 62; thence North 28 degrees 52' 30" West along said Southwesterly right of way line, 1381.76 feet; thence South 61 degrees 07' 30" West 1118.09 feet to the point of beginning, with bearings based on Survey No. 2694, as recorded in the office of the Klamath County Surveyor.

EXCEPTING THEREFROM that portion lying within the State Highway #62.

SUBJECT TO: Trust Deed, dated May 7, 1984, and recorded May 16, 1984, in Volume M84, page 8099, Microfilm Records of Klamath County, Oregon, in favor of Perla Development Co., Inc., an Arizona corporation, Riverwood Realty Corp., a Washington corporation and Isaac Shachory, a married man, as Beneficiary which the Grantees named herein DO NOT agree to assume nor pay and the Grantors named herein hereby agree to hold the Grantees harmless therefrom and have paid in full ninety (90) days from the close of escrow.

X TC
X TC

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co
of Dec A.D., 19 91 at 10:27 o'clock A M., and duly recorded in Vol. M91 day
of Deeds on Page 25051
FEE 33.00
By Evelyn Biehn County Clerk
Barbara A. Ketch