

2192

42700

Vol. 92 Page 6344

Aspen
TITLE & ESCROW, INC.

#01038080
WARRANTY DEED

AFTER RECORDING RETURN TO:
MR. AND MRS. HARRY A. CALDWELL
P.O. BOX 3559 1792

~~BLUE JAY, CA. 92317~~ Lake Arrowhead, CA 92352

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

KRAIG B. WEIDER and LINDA L. WEIDER, husband and wife,
hereinafter called GRANTOR(S), convey(s) to HARRY A. CALDWELL
and DEBRA L. CALDWELL, husband and wife hereinafter called
GRANTEE(S), all that real property situated in the County of
Klamath, State of Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY
THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH
HEREIN.

"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 covenants, conditions,
restrictions, reservations, rights, rights of way and easements
of record, if any, and apparent upon the land and three
Mortgages recorded September 26, 1975 in Book M-75, page 11741
and recorded October 14, 1977 in Book M-77, page 19739 and
recorded October 29, 1980 in Book M-80, page 21013, all in favor
of State of Oregon, represented and acting by the Director of
Veterans' Affairs, which Mortgages the Grantees herein agree to
assume and pay according to the terms and provisions contained
therein,

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
\$255,000.00

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 18th day of March 1992.

Kraig B. Weider
KRAIG B. WEIDER

Linda L. Weider
LINDA L. WEIDER

STATE OF OREGON, County of Klamath)ss.

On this 18th day of March, 1992, personally appeared the above
named KRAIG B. WEIDER and LINDA L. WEIDER and acknowledged the
foregoing instrument to be their voluntary act and deed.

Before me: *Barbara P. Addington*
Notary Public for Oregon
My Commission Expires: March 22, 1993.

92 MAR 29 PM 3 48

6344

Aspen Title Co.

EXHIBIT "A"

6345

Aspen Title & Escrow, Inc.

PARCEL 1:

All that portion of Lot 9, Section 21, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, lying in the SE 1/4 of the SE 1/4 of said Section, and West of the Diversion Canal of the U.S.R.S. and all of Lot 1, Section 28, said township and Range.

PARCEL 2:

The SE 1/4 of the NE 1/4 lying Easterly of the East Lateral (C-4-E) of Section 28, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, EXCEPT 12 acres more or less, conveyed by Leona E. Dutton, et vir, to Cora Farley by Deed recorded in Book 94 at Page 589, Deed Records of Klamath County, Oregon. ALSO the N 1/2 of the SE 1/4 of Section 28, Township 39 South, Range 9 East of the Willamette Meridian. RESERVING those portions conveyed to the United States of America by deed from C. A. Poindexter, recorded in Book 34 at Page 318, Deed Records of Klamath County, Oregon, by deed from C. A. Poindexter, recorded October 18, 1912 in Book 38 at Page 85, Deed Records of Klamath County, Oregon, and by deed from Leona E. David, a widow, recorded February 28, 1931 in Book 93 at Page 575, Deed Records of Klamath County, Oregon. ALSO EXCEPTING portion of above described property conveyed to United States of America by Final Judgment in Condemnation recorded July 12, 1950 in Book 240 at Page 188, Deed Records of Klamath County, Oregon.

CODE 164 MAP 3909-2800 TL 400
CODE 164 MAP 3909-2800 TL 1800
CODE 164 MAP 3909-2100 TL 2300

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 26th day of March A.D., 19 92 at 3:48 o'clock P.M., and duly recorded in Vol. M92 of Deeds on Page 6344
Evelyn Biehn - County Clerk
By Dorlene Melendore

FEE \$35.00

[Handwritten signatures]

[Handwritten signature]

