

46298

MTC

WARRANTY DEED

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 LAWRENCE A. COMBS and MARGARET R. COMBS, 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 12 in Block 2 of FIRST ADDITION TO SUNSET VILLAGE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

"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

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 \$ 69,000.00

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 15 day of June, 19 92; 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.
June 15, 19 92

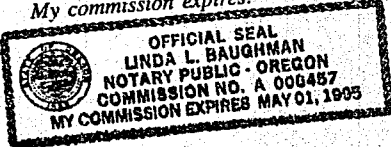
Henry J. Caldwell Jr. by Deborah L. Caldwell, his attorney in fact
HENRY J. CALDWELL, JR.
Deborah L. Caldwell
DEBORAH L. CALDWELL

Personally appeared the above named HENRY J. CALDWELL, JR. by Deborah L. Caldwell his attorney in fact and DEBORAH L. CALDWELL

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

Before me:

Notary Public for Oregon

My commission expires: 5-1-95

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: _____

HENRY J. CALDWELL, JR. and DEBORAH L. CALDWELL

7990 HILL ROAD
KLAMATH FALLS, OR 97601

GRANTOR'S NAME AND ADDRESS
LAWRENCE A. COMBS and MARGARET R. COMBS

3926 Grenada
Klamath Falls, Or 97603

GRANTEE'S NAME AND ADDRESS
After recording return to:
LAWRENCE A. COMBS and MARGARET R. COMBS

3926 Grenada
Klamath Falls, Or 97603

NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address:
LAWRENCE A. COMBS and MARGARET R. COMBS

3926 Grenada
Klamath Falls, Or 97603

SPACE RESERVED

FOR

RECORDER'S USE

STATE OF OREGON,

County of Klamath) ss.
I certify that the within instrument was received for record on the 16th day of June, 19 92, at 3:51 o'clock P M., and recorded in book M92 on page 13306 or as file/reel number 46298.
Record of Deeds of said county.
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Debra L. Mullen Deputy

Fee \$30.00