MOUNTAIN TITLE COMPANY

54589 WARRANTY DEED mtz 28128 MK Vol. M92 Page 28396

KNOW ALL MEN BY THESE PRESENTS, That TRUSTEES of the JOHN and MYRTLE CALDWELL REVOCABLE TRUST, DATED SEPTEMBER 8, 1990 *hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by* JOHNNY ALLEN SANDERS AND DARLENE BLANCHE SANDERS, *** , *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:*

**as tenants by the entirety

Parcel 2 of Minor Land Partition 67-83 as filed in the office of the Klamath County Surveyors Office, 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 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 $ 150,000.00 .

[redacted]

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 27 *day of* November , *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.*

John R. Caldwell, Trustee
JOHN R. CALDWELL, TRUSTEE

Jean Rae Mitchell, Trustee
JEAN RAE MITCHELL, TRUSTEE

STATE OF OREGON,)
County of Klamath) ss.
November 12 , 19 92 .

Personally appeared the above named JOHN R. CALDWELL, TRUSTEE
JEAN RAE MITCHELL, TRUSTEE

and acknowledged the foregoing instrument to be A *voluntary act and deed.*

Before me: Mary Kenneally
Notary Public for Oregon
My commission expires:

OFFICIAL SEAL
MARY KENNEALLY
NOTARY PUBLIC - OREGON
COMMISSION NO. 014776
MY COMMISSION EXPIRES APR. 20, 1996

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)

John and Myrtle Caldwell Revocable Trust
2726 Dayna Lane
Eugene, OR 97401
GRANTOR'S NAME AND ADDRESS

Johnny Allen Sanders
710 Calle Clavel
Thousand Oaks, CA 91360
GRANTEE'S NAME AND ADDRESS

After recording return to:
Johnny Allen Sanders
710 Calle Clavel
Thousand Oaks, CA 91360
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
Johnny a. Sanders
710 Calle Clavel
Thousand Oaks, CA 91360
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,
ss.
County of Klamath
I certify that the within instrument was received for record on the 1st *day of* Dec. , *19* 92 , *at* 1:52 *o'clock* P *M., and recorded in book* M92 *on page* 28396 *or as file/reel number* 54589 , *Record of Deeds of said county.*

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Pauline Muellerleile *Deputy*

fee $30.00

MOUNTAIN TITLE COMPANY