

WARRANTY DEED

MTC 30315-MK

KNOW ALL MEN BY THESE PRESENTS, That

ROBERT P. THERON

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by HENRY J. CALDWELL, JR. and DEBORAH L. CALDWELL, as tenants by the entirety 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:

That portion of the E 1/2 of NW 1/4 of SE 1/4 and that portion of the E 1/2 SW 1/4 NE 1/4 lying Southerly of Spring (Snake) Creek in Section 25, Township 35 South, Range 12 East of the Willamette Meridian, 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 \$ 9,500.00.

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 13 day of July, 1993; 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.

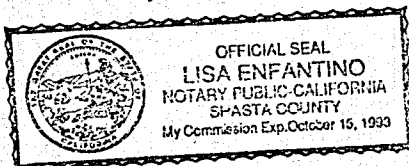
STATE OF ~~OREGON~~ CALIFORNIA)
County of SHASTA ss.
July 13, 1993.

Personally appeared the above named ROBERT P. THERON

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

Before me:

Lisa Infantino
Notary Public for ~~Oregon~~ California
My commission expires: October 15 1993



ROBERT P. THERON
1539 RIVERSIDE DRIVE
REDDING, CA 96001

GRANTOR'S NAME AND ADDRESS
HENRY J. CALDWELL, JR. and DEBORAH L. CALDWELL
7990 Hill Road
Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS
HENRY J. CALDWELL, JR. and DEBORAH L. CALDWELL
7990 HILL ROAD
KLAMATH FALLS, OR 97603

NAME, ADDRESS, ZIP
HENRY J. CALDWELL, JR. and DEBORAH L. CALDWELL
7990 Hill Road
Klamath Falls, OR 97603

ROBERT P. THERON

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)

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 20th day of July, 1993, at 9:31 o'clock A. M., and recorded in book M93 on page 17493 or as file/reel number 64814.

Record of Deeds of said county.
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Pauline Muehlbauer Deputy

FEE: \$30.00