

64815

WARRANTY DEED

MTC 30347-MK

KNOW ALL MEN BY THESE PRESENTS, That

JUANITA MAE FLECK

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:

The W 1/2 NE 1/4 SE 1/4 and that portion of the W 1/2 SE 1/4 NE 1/4 lying South of the centerline 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 \$ 14,000.00

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 13 day of July, 19 93; 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~~ CALIFORNIACounty of CONTRA COSTA) ss.July 13, 19 93.

Personally appeared the above named

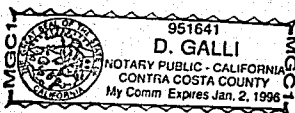
JUANITA MAE FLECK

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

Before me:

Notary Public for ~~Oregon~~ California

My commission expires: Jan. 2, 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)

JUANITA MAE FLECK2840 GARROW DRIVEANTIOCH, CA 94509

GRANTOR'S NAME AND ADDRESS

HENRY J. CALDWELL, JR. and DEBORAH L. CALDWELL7990 Hill RoadKlamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS

After recording grant to:

HENRY J. CALDWELL, JR. and DEBORAH L. CALDWELL7990 Hill RoadKlamath Falls, OR 97603

NAME, ADDRESS, ZIP

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

HENRY J. CALDWELL, JR. and DEBORAH L. CALDWELL7990 Hill RoadKlamath Falls, OR 97603

NAME, ADDRESS, ZIP

STATE OF OREGON, _____

ss.

County of Klamath

I certify that the within instrument was

received for record on the 20thday of July, 19 93.at 9:31 o'clock A M., and recordedin book M93 on page 17494 or asfile/reel number 64815.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Pauline Mueller Deputy

FEE: \$30.00