

RETURN TO: Alan E. Caldwell 517 N. Eldorado Klamath Falls, OR 97601	TAX STATEMENT TO: Alan E. Caldwell 517 N. Eldorado Klamath Falls, OR 97601	CLERK'S STAMP:
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-WARRANTY DEED-

EARL E. McGAUGHEY and VIRGINIA R. McGAUGHEY, TRUSTEES of the E. & V. McGAUGHEY FAMILY TRUST, Grantor, conveys and warrants to ALAN E. CALDWELL and FAYE M. CALDWELL, husband and wife, Grantees, the following described real property situate in Klamath County, Oregon, free of encumbrances except as specifically set forth herein:

Lot 8 in Block 14 of DIXON ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

SUBJECT TO AND EXCEPTING:

(1) Reservations, restrictions, easements and rights of way of record and those apparent upon the land; (2) 1993-94 taxes are now a lien but not yet payable.

The true and actual consideration for this transfer is Twenty Nine Thousand and No/100ths (\$29,000.00) DOLLARS.

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 use.

Dated this 4th day of August, 1993.

E. & V. FAMILY TRUST

By: Earl E. McGaughey
Trustee

By: Virginia R. McGaughey
Trustee

STATE OF OREGON)
) ss. August 4th, 1993.
County of Klamath)

Personally appeared EARL V. McGAUGHEY and VIRGINIA R. McGAUGHEY, Trustees of the E. & V. McGaughey Family Trust, and acknowledged the foregoing instrument to be their voluntary act and deed. Before me:

William H. Miller
Notary Public for Oregon
My Commission expires: 8-1-95

STATE OF OREGON. ss.
County of Klamath

Filed for record at request of:

WARRANTY DEED
mcgaca04.002

Brandsness & Brandsness
on this 5th day of Aug. A.D. 19 93
at 3:12 o'clock P. M. and duly recorded
in Vol. M93 of Deeds Page 19418.
Evelyn Biehn County Clerk
By Pauline M. Miller
Deputy.

Fee. \$30.00