

WARRANTY DEED
MTC 30594-KR

KNOW ALL MEN BY THESE PRESENTS, THAT
CITY OF KLAMATH FALLS, a Municipal corporation

CITY OF KLAMATH FALLS, a Municipal Corporation
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by _____
HENRY J. CALDWELL, JR. and DEBORAH L. CALDWELL, 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:

SEE ATTACHED LEGAL DESCRIPTION ON EXHIBIT "A" WHICH IS MADE A PART HEREOF BY THIS REFERENCE.

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 all those of record and those apparent upon the land as of 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.

[illegible]

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 _____ day of _____ August _____, 19____.

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.

CITY OF KLAMATH FALLS, a municipal corporation

STATE OF OREGON,)
County of _____) ss.
19____

CITY OF KLAMATH FALLS, a municipal corporation

by: James R. Keller
JIM KELLER, City Manager

Personally appeared the above named _____

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

Before me:

Notary Public for Oregon
My commission expires:

STATE OF OREGON, County of Klamath) ss.
The foregoing instrument was acknowledged before me this
August 19, 1993, by JIM KELLER

August 19 1977
XXXXXX City Manager
XXXXXX
CITY OF KLAMATH FALLS
a municipal corporation, on behalf of the corporation

CITY OF KLAIPAIN PAGES
a municipal corporation, on behalf of the corporation.
Notary Public for Oregon *Lynda L. Duzell*
My commission expires: *9/12/93* (SEAL)

STATE OF OREGON.

County of _____
 I Certify that the within instrument was
 received for record on the _____
 day of _____, 19____,
 at _____ o'clock _____ M., and recorded
 in book _____ on page _____ or as
 file/reel number _____
 Record of Deeds of said county.
 Witness my hand and seal of County
 affixed.

CITY OF KLAMATH FALLS
500 KLAMATH AVE
KLAMATH FALLS OR 97601

GRANTOR'S NAME AND ADDRESS

HENRY J. CALDWELL, JR. & DEBORAH L. CALDWELL
7990 HILL RD
KLAMATH FALLS OR 97603

GRANTEES NAME AND ADDRESS

After receiving return 93

After receiving return to:
HENRY J. CALDWELL, JR. & DEBORAH L. CALDWELL
7990 HILL RD
KLAMATH FALLS OR 97603

NAME ADDRESS ZIP

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

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HENRY J. CALDWELL, JR. & DEBORAH L. CALDWELL
7990 HILL RD
KLAMATH FALLS OR 97603

NAME ADDRESS ZIP

MOUNTAIN TITLE COMPANY

78-06-93P01:45 RCVD

MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY

MTC Number: 30594-KR

LEGAL DESCRIPTION

A portion of Lots 4 and 5, Block 64, NICHOLS ADDITION TO KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the Southeasterly corner of lot 5, Block 64; thence Northwesterly along the Westerly line of 8th Street 60 feet; thence Southwesterly at right angles to 8th Street, 130.25 feet to the Westerly line of Lot 4, Block 64; thence Southeasterly and parallel with 8th Street, 60 feet; thence Northeasterly, parallel with Lincoln Street, 130.25 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 6th day
of Aug. A.D., 19 93 at 1:45 o'clock P. M., and duly recorded in Vol. M93,
of Deeds on Page 19534.

Evelyn Biehn County Clerk

By Dorinda Michener

FEE \$35.00