

MTC 30940-MK

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That

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

RONALD J. TRAVALI, 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:

Lots 3, 4, 5, 6 and 7 in Block 26, SECOND 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: Trust Deed recorded August 12, 1987 in Volume M87, page 14495 and Trust Deed recorded August 12, 1987 in Volume M87, page 14501, both in Microfilm Records of Klamath County, Oregon in favor of American Savings and Loan Association (A Federal Association) dba Willamette Savings and Loan Association, as Beneficiary which Grantee ~~has agreed to assume the~~ NOT ~~to assume the~~ to assume the

"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

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 21st day of September, 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,)
County of Klamath) ss.
September 21, 19 93HENRY J. CALDWELL, JR.
DEBORAH L. CALDWELLPersonally appeared the above named
HENRY J. CALDWELL, JR.
DEBORAH L. CALDWELL, for herself and as
attorney in fact for HENRY J. CALDWELL, JR.and acknowledged the foregoing instrument
to be their voluntary act and deed.

Before me:

Kristi L. Redd
Notary Public for Oregon
My commission expires:

STATE OF OREGON, County of _____) ss.

The foregoing instrument was acknowledged before me this

_____, 19 _____, by _____,

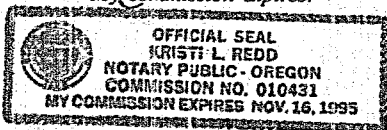
_____, president, and by _____,

_____, secretary of _____

a _____ corporation, on behalf of the corporation.

Notary Public for Oregon _____

My commission expires: _____ (SEAL)

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

GRANTOR'S NAME AND ADDRESS

RONALD J. TRAVALI

3246 Prentiss
Oakland, CA 94601

GRANTEE'S NAME AND ADDRESS

After signing return to:

Ronald J. Travali
3246 Prentiss
Oakland, CA 94601

NAME, ADDRESS, ZIP

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

Henry J. Caldwell, Jr.
National Mortgage Co.
4041 Knight Circle, S.E.
Memphis, TN 38118

NAME, ADDRESS, ZIP

Fee \$30.00

STATE OF OREGON,

ss.

County of KlamathI certify that the within instrument was
received for record on the 23rd
day of Sept., 19 93.at 3:35 o'clock P. M., and recorded
in book M93 on page 24634 or as
filed number 68572

Record of Deeds of said county.

Witness my hand and seal of County
affixed.

Evelyn Biehn, County Clerk

Recording Officer

B. D. M. M. M. Deputy