69756 MOUNTAIN TITLE COMPANY Vol M93 Page 26961

10-15-93A09:53 RCVD

WARRANTY DEED

M7C 31722 M

KNOW ALL MEN BY THESE PRESENTS, That RODGER NELSON

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:

The SE1/4 SW1/4 SW1/4 of Section 36, Township 35 South, Range 7 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 $ 8,500.00

See ORS 93.030

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 8th day of Oct., 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.

RODGER NELSON

STATE OF OREGON, County of Marion) ss.
10-8, 19 93.

Personally appeared the above named RODGER NELSON and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me: Betty Anne Keppinger
Notary Public for Oregon
My commission expires:

OFFICIAL SEAL
BETTY ANNE KEPPINGER
NOTARY PUBLIC-OREGON
COMMISSION NO. 006678
MY COMMISSION EXPIRES MAY 9, 1995

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)

RODGER NELSON
1765 PILGRAM ST. NE
SALEM, OR 97302
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

After recording return to:
HENRY J. CALDWELL, JR. and DEBORAH L. CALDWELL
7990 HILL ROAD
KLAMATH 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. CALDWELL
7990 HILL ROAD
KLAMATH FALLS, OR 97603
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,
County of Klamath ss.
I certify that the within instrument was received for record on the 15th day of Oct., 19 93, at 9:53 o'clock A M., and recorded in book M93 on page 26961 or as file/reel number 69756, Record of Deeds of said county.
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Darlene Mullendore Deputy

Fee $30.00

MOUNTAIN TITLE COMPANY

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