

72521

MTC 1396-6758

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KNOW ALL MEN BY THESE PRESENTS, That Henry J. Caldwell Jr. and Deborah L. Caldwell, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Andrew W. Sale and Carole L. Sale, 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, that 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:

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.

Code 1, Map 3809-29DC, Tax Lot 20600 (Key No. 760778)

MOUNTAIN TITLE COMPANY, has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 of 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 above granted 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 \$ 4,000.00

In construing this deed and where the context so requires, the singular includes the plural.

WITNESS grantor's hand this 22nd day of November 1993

Henry J. Caldwell Jr. by Deborah L. Caldwell his attorney in fact

Deborah L. Caldwell

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.

HAND-WRITTEN LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN O.R.S. 30.930 IN ALL ZONES



OFFICE and acknowledged the foregoing instrument to be
B. JEAN PHILLIPS
NOTARY PUBLIC - OREGON
COMMISSION NO. 012061
MY COMMISSION EXPIRES MAR. 02, 1996

Before me:

Notary Public for Oregon

My commission expires 3-2-96

NOTE—The sentence between the symbols Ⓞ, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

Henry J. Jr. and Deborah L. Caldwell
7990 Hill Road
Klamath Falls, Oregon 97603

GRANTOR'S NAME AND ADDRESS

Andrew W. and Carole L. Sale
612 North Eighth Street
Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Henry J. Jr. and Deborah L. Caldwell
7990 Hill Road
Klamath Falls, Oregon 97603

NAME, ADDRESS, ZIP

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

Henry J. Jr. and Deborah L. Caldwell
7990 Hill Road
Klamath Falls, Oregon 97603

NAME, ADDRESS, ZIP

STATE OF OREGON,
County of Klamath ss.

I certify that the within instrument was received for record on the 8th day of Dec., 1993, at 3:42 o'clock P.M., and recorded in book/reel/volume No. M93 on page 32682 or as fee/instrument/microfilm/reception No. 72521, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By Debra M. Mendenhall Deputy

Fee \$30.00