73295

MOUNTAIN TITLE COMPANY Vol m93 Page 34460

MTC 31875-J

KNOW ALL MEN BY THESE PRESENTS, That KATHERINE A. DAY

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, all the following described 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 West 1/2 of the Southeast 1/4 of the Northeast 1/4, Section 36, Township 35 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

Subject to a non-exclusive easement for ingress, egress, and utilities over the Southerly 30 feet.

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."

LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO DETERMINE ANY

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

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 $12,500.00 (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 21 day of December, 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.

Katherine A. Day
KATHERINE A. DAY

STATE OF OREGON, County of Klamath) ss.
December 21, 19 93.

Personally appeared the above named KATHERINE A. DAY and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me: Kristi L. Redd
Notary Public for Oregon
My commission expires: 11/16/95

OFFICIAL SEAL
KRISTI L. REDD
NOTARY PUBLIC - OREGON
COMMISSION NO. 010431
MY COMMISSION EXPIRES NOV. 16, 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)

KATHERINE A. DAY

GRANTOR'S NAME AND ADDRESS
HENRY J. CALDWELL, JR. and DEBORAH L. CALDWELL
7990 HILL RD.
KLAMATH FALLS, OR 97603

GRANTEE'S NAME AND ADDRESS
HENRY J. CALDWELL, JR. and DEBORAH L. CALDWELL
7990 HILL RD.
KLAMATH FALLS, OR 97603

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

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, ss.
County of Klamath
I certify that the within instrument was received for record on the 23rd day of Dec., 19 93, at 11:39 o'clock A.M., and recorded in book M93 on page 34460 or as file/reel number 73295, Record of Deeds of said county.
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Pauline Mirandes Deputy

Fee $30.00

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