

73335

MOUNTAIN TITLE COMPANY

Vol. m93 Page 34542

WARRANTY DEED

MTC 31034mk

KNOW ALL MEN BY THESE PRESENTS, That

BOB DECOLA

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by HENRY J. CALDWELL, JR. and DEBORAH L. CALDWELL, as tenants by the entirety 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 NW1/4 SW1/4 SE1/4 of Section 35, 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." AND TO DETERMINE ANY

LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930." 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 \$ 10,000.00

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 17 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.

BOB DECOLA

STATE OF OREGON, CALIFORNIA)

County of Riverside) ss.

December 17, 19 93

Personally appeared the above named
BOB DECOLA

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

Before me:

Saundra A. Groves
Notary Public for California
My commission expires: 4/8/94



OFFICIAL SEAL
SAUNDRA A. GROVES
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
RIVERSIDE COUNTY
My Commission Expires Apr. 8, 1994

BOB DECOLA

6302 HEATHERWOOD DRIVE
RIVERSIDE, CA 92509

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

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

SPACE RESERVED FOR
RECORDERS USE

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 23rd day of Dec., 19 93, at 3:06 o'clock P. M., and recorded in book M93 on page 34542 or as file/reel number 73335.
Record of Deeds of said county.
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Office
Debra M. Muller, Deputy

Fee \$30.00

MOUNTAIN TITLE COMPANY

12-23-93P03-06 PCVD

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