

6338

WARRANTY DEED  
MTC 31988-MK

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That RONALD E. SAUDER and LYNETTE A. SAUDER  
TRUSTEES OF THE RONALD AND LYNETTE SAUDER FAMILY TRUST dated September 14, 1993  
 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by \_\_\_\_\_, hereinafter called  
HENRY I. CALDWELL, JR. and DEBORAH I. CALDWELL, husband and wife  
 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 N1/2 NW1/4 SW1/4 of Section 36, Township 35 South, Range 12 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."

check with the appropriate city or county.

LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930."

and I would like to add the same unto the said grantee and grantee's heirs, successors and assigns, for the

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 \$ 7,500.00

When the context so requires, the singular includes the plural and all grammatical

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.

changes shall be implied to make the provisions hereof apply equally to the estate of the grantor.

In Witness Whereof, the grantor has executed this instrument this 22 day of FEBRUARY, 1974.  
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.

\_\_\_\_\_  
OF THE DONALD AND LYNETTE S

STATE OF OREGON,  
FAMILY TRUST

Personally appeared the above named \_\_\_\_\_

TRUSTEES OF THE RONALD AND LYNETTE SAUDER FAMILY TRUST

\_\_\_\_\_ and acknowledged the foregoing instrument  
to be \_\_\_\_\_ voluntary act and deed.

Before me:

Notary Public for Oregon  
My commission expires:

STATE OF OREGON, County of \_\_\_\_\_

OREGON, County of \_\_\_\_\_  
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:

15E4L.

TRUSTEES OF THE RONALD AND LYNETTE SAUDER FAMILY TRUST  
12117 GROVERLAND AVE.

12117 GROVER AVE.  
WHITTIER, CA 90604

HENRY J. CALDWELL, JR. and DEBORAH L. CALDWELL

7990 HILL RD.

KLAMATH FALLS, OR 97603

After recording return in

HENRY J. CALDWELL, JR. and DEBORAH L. CALDWELL

7990 HILL RD.

KLAMATH FALLS, OR. ADG 97603

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 RD~~

1990 FILED IN NAME, ADDRESS ZIP  
KLAMATH FALLS, OR 97603

STATE OF OREGON.

County of \_\_\_\_\_  
I certify that the within instrument was  
received for record on the \_\_\_\_\_  
day of \_\_\_\_\_ 19\_\_\_\_  
at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded  
in book \_\_\_\_\_ on page \_\_\_\_\_ or as  
file/reel number \_\_\_\_\_

Record of Deeds of said County.  
Witness my hand and seal of County  
afford.

Recording Officer  
Deputy

**MOUNTAIN TITLE COMPANY**

STATE OF CALIFORNIA  
COUNTY OFOrangeWarranty DeedOn February 22, 1994 before me, Karin Fuske

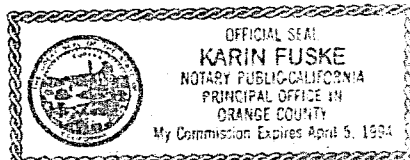
Notary Public.

personally appeared Ronald E. Sauder and  
Lynette A. Sauder

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature

Karin Fuske

(Seal)

SF-9474-B (Rev. A - 11/90) (CA)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 28th day  
of February A.D., 19 94 at 3:37 o'clock P. M., and duly recorded in Vol. 894  
of Deeds on Page 6338

FEE \$35.00

Evelyn Biehn County Clerk

By Bonnette Mueller