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KNOW ALL MEN BY THESE PRESENTS, That HENRY J. CALDWELL, JR. and DEBORAH L. CALDWELL, as tenants by the entirety hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JAMES L. VANCURA and LA NEDA J. VANCURA, 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:

Lot 6, Block 2, FIRST ADDITION TO LOMA LINDA HEIGHTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

**MOUNTAIN TITLE COMPANY**

**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 INHERITANCE**

AND TO DETERMINE ANY LIMITS ON LAWSUITS, AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30 930 "

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns forever, is lawfully seized in fee simple and the above granted premises, free from all encumbrances

record and those apparent upon the land, if any, as the date of this deed except those of grantor will warrant and forever defend the said

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 for the premises hereinafter described is the sum of \$100.00.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$175,000.00

[illegible]

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 12 day of May, 1994; 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.

STATE OF OREGON

STATE OF OREGON,  
County of Klamath  
May 12, 19 94

Personally appeared the above named \_\_\_\_\_  
HENRY J. CALDWELL, JR. his attorney in fact  
DEBORAH L. CALDWELL.

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

**Before me:**

Notary Public for Oregon  
My commission expires: 4/20/96



STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
The foregoing is a true and correct copy of the original as the same appears from the records of the County of \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_\_, 19\_\_\_\_, by \_\_\_\_\_ ss.

\_\_\_\_\_, 19\_\_\_\_, by \_\_\_\_\_,  
\_\_\_\_\_, president, and by \_\_\_\_\_,  
\_\_\_\_\_, secretary of \_\_\_\_\_.

a \_\_\_\_\_ corporation, on behalf of the corporation.

Notary Public for Oregon \_\_\_\_\_  
My commission expires: \_\_\_\_\_ (SEAL)

STATE OF OREGON,  
County of Klamath ss.

I certify that the within instrument was  
received for record on the 13th  
day of May, 1994,  
at 3:38 o'clock P M., and recorded  
in book M94 on page 15248 or as  
file/reel number 81020.  
Record of Deeds of said county.  
Witness my hand and seal of County  
affixed.

Evelyn Biehn, County Clerk  
Recording Officer  
Quinn Muller Deputy

**Fee \$30.00**

**MOUNTAIN TITLE COMPANY**