

WAF LANTY DEED

FOLEY T. CALLAGHAN and KRISTEN CALLAGHAN and THOMAS J. CALLAGHAN, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by \_\_\_\_\_, 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 \_\_\_\_\_ and State of Oregon, described as follows, to-wit:

Lot 2 in Block 6, FIRST ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

*"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 \$ 4,500.00

[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 15<sup>th</sup> day of SEPTEMBER, 19 94; 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,**

County of Klamath 9/22 1991

Personally appeared the above named

ROLLA T. CALLAGHAN

KRISTI K. CALLAGHAN

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

**Before me:**

**Notary Public for Oregon**  
**My commission expires:**



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)

~~ROLLA T. CALLAGHAN, KRISTI K. CALLAGHAN and THOMAS J. CALLAGHAN~~

5428 Munro St  
Carmichael, CA 95207

GRANTOR'S NAME AND ADDRESS  
 LYLE DE FORD II and LISA DE FORD  
 834 DOTY STREET  
 KIAMATH FALLS, OR 97604

**GRANTEE'S NAME AND ADDRESS**

LYLE DE FORD II and LISA DE FORD	
834 DOTY STREET	
KLAMATH FALLS, OR 97601	

NAME ADDRESS ZIP

Until a change is requested all tax payments shall be sent to the following address:

LYLE DE FORD II and LISA DE FORD  
834 DOTY STREET

NAME ADDRESS ZIP

STATE OF OREGON.

55

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  
affixed.

By \_\_\_\_\_ Recording Officer  
Deputy

**MOUNTAIN TITLE COMPANY**

## CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of CALIFORNIACounty of SACRAMENTOOn September 15, 1994 before me, Dorothy Odehnal, a Notary Public,  
DATE NAME, TITLE OF OFFICER - E.G. "JANE DOE, NOTARY PUBLIC"personally appeared Thomas J. Callaghan  
NAME(S) OF SIGNER(S)

☐ 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.

Dorothy Odehnal  
SIGNATURE OF NOTARY

## OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

## CAPACITY CLAIMED BY SIGNER

- ☒ INDIVIDUAL  
☐ CORPORATE OFFICER

TITLE(S)

- ☐ PARTNER(S) ☐ LIMITED  
☐ GENERAL  
☐ ATTORNEY-IN-FACT  
☐ TRUSTEE(S)  
☐ GUARDIAN/CONSERVATOR  
☐ OTHER: \_\_\_\_\_

SIGNER IS REPRESENTING:  
 NAME OF PERSON(S) OR ENTITY(IES)

## DESCRIPTION OF ATTACHED DOCUMENT

WARRANTY DEED (Oregon)

TITLE OR TYPE OF DOCUMENT

1

NUMBER OF PAGES

None shown

DATE OF DOCUMENT

Rolla T. Callaghan and  
Kristi K. Callaghan

SIGNER(S) OTHER THAN NAMED ABOVE

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title co the 22nd day  
 of Sept A.D., 19 94 at 10:56 o'clock A.M., and duly recorded in Vol. M94  
 of Deeds on Page 29828.

FEE \$35.00

Evelyn Biehn - County Clerk

By Dorothy Odehnal