

20420

MTC CO. ESCROW #2714

## \* \* \* W A R R A N T Y D E E D Vol. M96 Page 18902

WE, ARTHUR J. HOOD and VIRGINIA F. HOOD, TRUSTEES of the HOOD FAMILY TRUST, U.A.D. JANUARY 28, 1993 (Grantors), do grant, release, convey and warrant to HENRY J. CALDWELL, JR. and DEBORAH L. CALDWELL, husband and wife (Grantees), the following described real property situated in Klamath County in the State of OREGON, to-wit:

The West 78 Feet of Lot 6 in Block 33, HILLSIDE ADDITION to the City of Klamath Falls, Klamath County, Oregon.

Subject to: Sewer and water use charges, if any, due to the City of Klamath Falls, Oregon; Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument recorded Aug. 25, 1913, in Book 39 at page 564, Klamath County Deed Records; Reservations, restrictions, easements and rights of way of record and those apparent on the land, if any; and also subject to a Trust Deed recorded May 8, 1979, in Vol. M79 at page 10448, which said Trust Deed vendees herein DO NOT assume.

The said property is free from encumbrances except: Covenants, conditions, restrictions, liens and easements of record.

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 USES.

Dated this 2/29/93 day of FEBRUARY, 1993.

Arthur J. Hood  
ARTHUR J. HOOD, TRUSTEE

Virginia F. Hood  
VIRGINIA F. HOOD, TRUSTEE

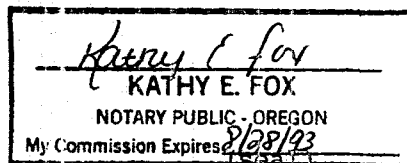
STATE OF OREGON )

County of COOS ) ss.

On this 24 day of FEBRUARY, 1993, personally appeared the above named ARTHUR J. HOOD and VIRGINIA F. HOOD, TRUSTEES of the HOOD FAMILY TRUST, U.A.D. JANUARY 28, 1993, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Kathy E. Fox  
Notary Public for OREGON  
My Commission expires 8/28/93



(RECORDER'S USE ONLY)

STATE OF OREGON, ss.  
County of Klamath

Filed for record at request of:

~~MAIL RECORDED DIRECTLY~~  
until a change is requested.  
~~XXXXXXXXXXXXXXXXXXXX~~ TO:

MR. & MRS. H. J. CALDWELL, JR.  
7990 Hill Rd.  
Klamath Falls, OR 97603

AmeriTitle  
on this 25th day of June A.D., 19 96  
at 3:25 o'clock P.M. and duly recorded  
in Vol. M96 of Deeds Page 18902  
Bernetha G Letsch, County Clerk  
By Cheryl Russell Deputy.

Fee, \$30.00