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WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That DANIEL R. NELSON

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by HENRY J. CALDWELL, JR. AND DEBORAH L. CALDWELL, AS TRUSTEES OF THE CALDWELL FAMILY TRUST, UDA JANUARY 5, 1996, * hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in KLAMATH County, State of Oregon, described as follows,

*AND THEIR SUCCESSOR IN TRUST

Lot 15, Block 19, SECOND ADDITION TO KLAMATH RIVER ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances EXCEPT: SUBJECT TO: Reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

and that grantor will warrant and forever defend the 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 \$ 13,729.00

ⓐ However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). ⓑ (The sentence between the symbols ⓐ, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 9th day of October, 1996; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

Daniel R. Nelson

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on 10/9, 1996,

by Daniel R. Nelson

This instrument was acknowledged before me on , 19 ,

by ,

as ,

of ,



OFFICIAL SEAL
TRUDIE DURANT
NOTARY PUBLIC - OREGON
COMMISSION NO. 027875
EXPIRATION DATE SEP. 30, 1997

Notary Public for Oregon

My commission expires

DANIEL NELSON

P.O. BOX 543

KENO, OR 97627

Grantor's Name and Address

HENRY & DEBORAH CALDWELL

7990 HILL ROAD

KLAMATH FALLS, OR 97603

Grantee's Name and Address

After recording return to (Name, Address, Zip):

KLAMATH COUNTY TITLE

422 MAIN STREET

CE 5J73

KLAMATH FALLS, OR 97601

Until requested otherwise send all tax statements to (Name, Address, Zip):

HENRY & DEBORAH CALDWELL

7990 HILL ROAD

KLAMATH FALLS, OR 97603

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 10th day of October, 1996, at 11:15 o'clock A.M., and recorded in book/reel/volume No. M96 on page 32186 and/or as fee/tile/instrument/microfilm/reception No. 26552, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk

By Kathleen Ross, Deputy.

Fee: \$30.00