

32696

MTC 40485 KA  
WARRANTY DEED Vol. m97 Page 4219

4

MERVIN C. HANOVER and HEIDI C. HANOVER, husband and wife,  
Grantor(s) hereby grant, bargain, sell and convey to:  
HENRY J. CALDWELL, JR. AND DEBORAH L. CALDWELL AS TRUSTEES OF THE CALDWELL  
FAMILY TRUST, UDA JANUARY 5, 1996 OR THEIR SUCCESSORS IN TRUST,  
Grantee(s) and grantee's heirs, successors and assigns the following described  
real property, free of encumbrances except as specifically set forth herein in  
the County of KLAMATH and State of Oregon, to wit:

Lot 67 of CASITAS, according to the official plat thereof on file in the  
office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: all those items of record and those apparent upon the land, if  
any, as of the date of this deed and those shown below, if any:  
and the 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.

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.

The true and actual consideration for this conveyance is \$ 32,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 7990 HILL ROAD, KLAMATH FALLS, OR 97603

Dated this 6 day of February, 19 97

Mervin C. Hanover  
MERVIN C. HANOVER

Heidi C. Hanover  
HEIDI C. HANOVER

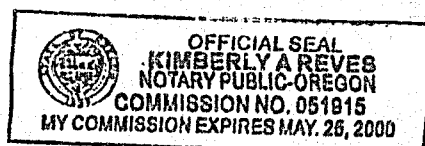
STATE OF OREGON

COUNTY OF KLAMATH

SS. February 6, 19 97

Personally appeared the above named MERVIN C. HANOVER AND  
HEIDI C. HANOVER

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Kimberly A. Reves

Notary Public for Oregon

My commission expires Post 2000

ESCROW NO. MT40485-KA

Return to:  
AMERITITLE ESCROW #40485  
P.O. Box 5017  
Klamath Falls, OR 97601

STATE OF OREGON,  
County of Klamath SS.

Filed for record at request of:

Amerititle

on this 11th day of February A.D., 1997  
at 11:47 o'clock A. M. and duly recorded  
in Vol. M97 of Deeds Page 4219

Bernetha G. Letsch, County Clerk

By Kathleen Rosa

Fee, \$30.00

Deputy.

97 FEB 11 AM 11:47

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