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Vol. 1997 Page 17530

HENRY J. CALDWELL, JR.

STATE OF OREGON,

County of \_\_\_\_\_ } ss.

Grantor's Name and Address

CALDWELL FAMILY TRUST

Grantee's Name and Address

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

CALDWELL FAMILY TRUST

7990 HILL ROAD

KLAMATH FALLS, OR 97603

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

CALDWELL FAMILY TRUST

7990 HILL ROAD

KLAMATH FALLS, OR 97603

SPACE RESERVED  
FOR  
RECORDER'S USE

I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book/reel/volume No. \_\_\_\_\_ on page \_\_\_\_\_ and/or as fee/file/instrument/microfilm/reception No. \_\_\_\_\_, Records of said County.

Witness my hand and seal of County affixed.

NAME

TITLE

By \_\_\_\_\_, Deputy.

MTC 41346-KA

## BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that HENRY J. CALDWELL, JR. AND DEBORAH L. CALDWELL, who acquired title as DEBORAH CALDWELL, husband and wife

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Henry J. Caldwell, Jr. and Deborah L. Caldwell, as Trustees of the Caldwell Family Trust, uda January 5, 1996, and their successor in Trust hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of 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, to-wit:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

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

The true and actual consideration paid for this transfer, stated in terms of dollars, is other than money (However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration.) (The sentence between the symbols (H), 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 6 day of June, 1997; if grantor is a corporation, 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.

Henry J. Caldwell Jr.

HENRY J. CALDWELL, JR.

Deborah L. Caldwell

DEBORAH L. CALDWELL, attorney-in-fact

Deborah L. Caldwell

DEBORAH L. CALDWELL

STATE OF OREGON, County of Klamath ) ss.This instrument was acknowledged before me on June 6, 1997.

by \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_.

by DEBORAH L. CALDWELLas an individual and as atty-in-fact for HENRY J. CALDWELL, JR.

of \_\_\_\_\_



OFFICIAL SEAL  
KIMBERLY A. REEVES  
NOTARY PUBLIC-OREGON  
COMMISSION NO. 051915  
MY COMMISSION EXPIRES MAY 25, 2000

Notary Public for Oregon

My commission expires

5/25/2000

97 JUN -6 P 3:46

**EXHIBIT 'A'**  
**LEGAL DESCRIPTION**

That portion of Lot 1, Section 7, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, which is described in a deed recorded in Book 102 at page 26, Deed Records of Klamath County, Oregon, more particularly described as follows:

Beginning at the Southwest corner of Lot 1, of Section 7, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon; thence Easterly along the Southerly line of said lot 1, a distance of 231.75 feet; thence Northerly along a line parallel with the Westerly line of said Lot 1 a distance of 360 feet; thence Westerly parallel with the Southerly line of said Lot 1 a distance of 231.75 feet to a point on the West line of said Lot 1; thence Southerly along the West line of said Lot 1 a distance of 360 feet to the point of beginning.

SAVING AND EXCEPTING rights of way heretofore deeded for highway purposes including portion conveyed to State of Oregon, by and through its State Highway Commission by Deed recorded December 6, 1971 in Book M71, page 12732, Microfilm Records of Klamath County, Oregon.

ALSO EXCEPTING that portion lying within the boundaries of Western Avenue.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 6th day  
of June A.D., 19 97 at 3:46 o'clock P. M., and duly recorded in Vol. M97  
of Deeds on Page 17530.

FEE \$35.00

By Bernetha G. Letsch County Clerk  
[Signature]