

NS 59593

'98 JUN 11 AM 1:25

Vol. 1272 Page 19903

Mary Turner

STATE OF OREGON,
County of Klamath } ss.

I certify that the within instrument was received for record on the 11th day of June, 1998, at 11:25 o'clock A.M., and recorded in book/reel/volume No. 898 on page 19903 and/or as fee/file/instrument/microfilm/reception No. 59593 - DEED Records of said County.

Witness my hand and seal of County affixed.

Bernetha G Letsch, County Clerk

NAME TITLE

By *Rachael M. Mendenhall*, Deputy.

SPACE RESERVED
FOR
RECORDER'S USE

Fee \$30.00

Grantor's Name and Address
Henry J. Caldwell Jr.
and Deborah L. Caldwell

Grantee's Name and Address
After recording, return to (Name, Address, Zip):
Henry J. Caldwell Jr.
Deborah L. Caldwell

533 Main St., Klamath Falls, Ore.
97601

(If requested otherwise, send all tax statements to (Name, Address, Zip):
No Change

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Mary Turner who acquired title as Mary Jean Warmee

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Henry J. Caldwell Jr. and Deborah L. Caldwell

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:

The South 1/2 of Lots 6 and 7, Block 94, Klamath Addition to the City of Klamath Falls, in the County of Klamath, State of Oregon.
Code 1, Map 3809-32 AD TL 4800

(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 \$50 clear title. However, the grantor warrants that the property is free of all liens, taxes, and other encumbrances.

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 22nd day of May, 1998; 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.

x *Mary Turner*
MARY TURNER

Mary Turner

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on May 22nd, 1998,

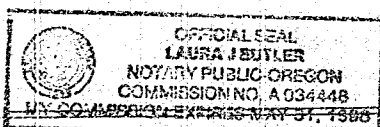
by Mary Turner

This instrument was acknowledged before me on _____, 19____,

by _____

as _____

of _____



Notary Public for Oregon

My commission expires 5/31/99