

67769

WARRANTY DEED

Vol. 1998 Page 37430

KNOW ALL MEN BY THESE PRESENTS, That Henry J. Caldwell, Jr. and Deborah Caldwell, husband and wife or the survivor thereof

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Thomas Massey

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, to-wit:

The Southerly 61 feet of Lots 30, 31, and 32, all in Block 7, INDUSTRIAL ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon  
Tax Lot No: 3809 033BD 03500

AMERITILE, has recorded this instrument by request as an accommodation only, and has not examined it for legal effect or as to its effect upon the title to any real property that may be described therein.

(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. Subject to reservations and restrictions of record, easements and rights of way of record and those apparent on the land.

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 \$0.00.

and the 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. Subject to reservations and restrictions of record, easements and rights of way of record and those apparent on the land.

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 31st day of March, 1993, 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.

Henry J. Caldwell Jr. by Deborah A. Caldwell his attorney in fact  
HENRY J. CALDWELL, JR.

Deborah Caldwell  
DEBORAH CALDWELL

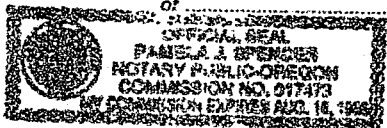
STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on 3/31, 1993, by Deborah Caldwell, individually and as attorney in fact for Henry J. Caldwell, Jr.

This instrument was acknowledged before me on 3/31, 1993, by Henry J. Caldwell, Jr.

by Henry J. Caldwell, Jr.

of Klamath Falls, Oregon



Pamela J. Spencer  
Notary Public for Oregon  
My commission expires 8/16/95

Grantor's Name and Address	
Grantee's Name and Address	
After recording return to (Name, Address, Zip):	<u>Thomas Massey</u> <u>617 Adams</u> <u>Klamath Falls</u>
Until requested otherwise send all tax statements to (Name, Address, Zip):	<u>Same - no change</u>

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 12th day of October, 1998, at 3:19 o'clock P.M., and recorded in book/real/volume No. 1998 on page 37430 and/or as fee/file/instrument/microfilm/reception No. 67769, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha C. Letsch, Co. Clerk  
By Kathleen Ross, Deputy.

Fee: \$30.00