

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That MIKELIS GRINVALD and SUZANNE GRINVALD, husband and wife, hereinafter called the Grantor, for the consideration hereinafter stated to the grantor paid by EDWIN I. CALEB and GAYLEE CALEB, husband and wife as tenants by the entirety, hereinafter called the Grantee, does hereby grant, bargain, sell and convey unto the grantee, his heirs, survivors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Lot 6 in Block 12 of HILLSIDE 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.

Subject to the following:

1. Trust Deed, subject to the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein;

Dated: December 22, 1986

Recorded: December 22, 1986

Volume: M86, page 23649, Microfilm Records of Klamath County, Oregon

Amount: \$38,400.00

Grantor: Mikelis Grinvalds and Mary S. Grinvalds, husband and wife

Trustee: William L. Sisemore

Beneficiary: Klamath First Federal Savings and Loan Association

To have and to hold the above described and granted premises unto the said grantee, his heirs and assigns forever.

Grantor hereby covenants to and with grantee and the heirs of the survivor and their assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except those assumed by grantees, and that 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$55,000.00. In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

This instrument does not guarantee that any particular use may be made of the property described in this instrument. A buyer

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should check with the appropriate city or county planning department to verify approved uses.

IN WITNESS WHEREOF, the grantor has executed this instrument this 23 day of DECEMBER, 1989.

Mikelis Grinvald
Mikelis Grinvald
Suzanne Grinvald
Suzanne Grinvald

STATE OF WASHINGTON)
) ss.
County of WHATCOM)

On this 23 day of DECEMBER, 1989, personally appeared Mikelis Grinvald and Suzanne Grinvald, and acknowledged the foregoing instrument to be their voluntary act and deed.

Linda Smith
Notary Public for Oregon W451.
My Commission expires: 10-12-92

Seller's name and address:
Mikelis and Suzanne Grinvald
P O Box 1853
Sumas, WA 98295

Buyer's name and address:
Edwin I. and Gaylee Caleb
1400 N. Eldorado
Klamath Falls OR 97601

After recording return to:

KLAMATH FIRST FED
540 MAIN ST
KLAMATH Falls OR 97601
ATTN: CAROL CC9906226

Mail tax statements to:

No Change

STATE OF OREGON)
) ss.
County of Klamath)

for
recorder's
use

I certify that the within instrument was received for record on the _____ day of _____, 1987, at _____ o'clock _____ m., and recorded in book/reel/volume No. _____ on page _____ or as document/fee/file/instrument/microfilm No. _____, Record of Deeds of said County.

Name

Title

By

WARRANTY DEED

State of Oregon, County of Klamath
Recorded 11/29/00, at 2:07 p. m.
In Vol. M00 Page 42837
Linda Smith,
County Clerk Fee \$ 26.00