

NN

Vol M02 Page 11193

STATE OF OREGON,

lcc

D T SERVICE CO., INC.
 HC71, Box 495C & P. Browning
 Hanover, NM 88041
 Mr & Mrs Vincent D. Caldwell
 4660 S W Lake Helena Rd.
 Port Orchard, WA 98367

Grantee's Name and Address

Mr & Mrs Vincent D. Caldwell
 4660 S W Lake Helena Rd.
 Port Orchard, WA 98367

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

Mr & Mrs Vincent D. Caldwell
 4660 S W Lake Helena Rd.
 Port Orchard, WA 98367

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

4660 S W Lake Helena Rd.
 Port Orchard, WA 98367

SPACE RESERVED
 FOR
 RECORDER'S USE

State of Oregon, County of Klamath

Recorded 02/25/2002 3:04 P m.

Vol M02, Pg 11193-94

Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

puty.

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that

D. T. SERVICE CO., INC. A NEVADA CORPORATION

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

Vincent D. Caldwell And Florence A. Caldwell

hereinafter called 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:

LOT 20, PORTION LOT 27, NIMROD RIVER PARK

SEE EXHIBIT "A" ATTACHED

KLAMATH COUNTY, OREGON

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto 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 except (if no exceptions, so state):

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 \$ 10684.44. However, the grantor hereby warrants that the consideration stated above is the true and actual consideration paid for this transfer, and that the grantor has no other property or value given or promised which is the whole or part of the (indicate which consideration or value should be deleted, 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 on 2-19-02; 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.

[Signature]
 William V. Tripp, President

STATE OF OREGON, County of ORANGE ss.

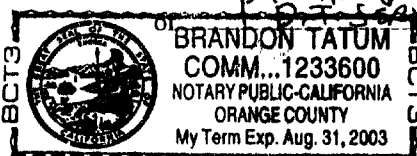
This instrument was acknowledged before me on

by

This instrument was acknowledged before me on 02/19/02

by

as

Notary Public for Oregon Ca.My commission expires Aug 31, 2003

26A

EXHIBIT A - LOT 20, PORTION BLOCK 27
NIMROD RIVER PARK

11194

PARCEL 2

Lot 20 of NIMROD RIVER PARK, according to the official plat thereof on file in the office fo the County Clerk of Klamath County, Oregon.

TOGETHER WITH a portion of Lot 27 of Nimrod River Park, more particularly described as follows:

Beginning at the Southeast corner of Lot 20; thence South 1 degree 04' East across Lot 27 to a point on the Northerly bank of the Sprague River; thence in a Northwesterly direction along the Northerly bank of said river to a point, which point is the intersection of the ^{Southerly}prologation of the Westerly sideline of said Lot 20 and the Northerly river bank; thence from said intersection North 1 degree 04' West to the Southwest corner of said Lot 20; thence South 76 degrees 02'30" East along the Southerly lot line of said lot to the point of beginning.

STATE OF OREGON, COUNTY OF KLAMATH: ss

Filed for record at request of VINCENT D. AND FLORENCE A. CALDWELL,

this _____ day of _____ A.D., 2002 at _____ o'clock ____ M, and duly recorded in Vol. _____ of _____ on Page _____.

Bernetha G. Letsch
County Clerk

by _____