

MTC- 59143-KR



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
ROGUE FEDERAL CREDIT UNION
1370 CENTER DRIVE
MEDFORD, OR 97501

Vol M03 Page 22532

Until a change is requested all
tax statements shall be sent to
The following address:

ROGUE FEDERAL CREDIT UNION
1370 CENTER DRIVE
MEDFORD, OR 97501

State of Oregon, County of Klamath
Recorded 04/10/2003 11:07 A.m.
Vol M03 Pg 22532
Linda Smith, County Clerk
Fec \$ 91.00 # of Pgs 1

Escrow No. MT59143-KR

'03 APR 10 AM 11:07

WARRANTY DEED

HENRY J. CALDWELL, JR. & DEBORAH L. CALDWELL, TRUSTEES OF THE CALDWELL FAMILY TRUST UDA JANUARY 5, 1996, Grantor(s) hereby grant, bargain, sell, warrant and convey to: ROGUE FEDERAL CREDIT UNION, Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of **KLAMATH** and State of Oregon, to wit:

Parcel 1 of LAND PARTITION 46-02, being a portion of "Major Land Partition No. 79-37" situated on the NW1/4 NW1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any:

and the 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 for this conveyance is **\$682,500.00**.

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.

Dated this 10th day of April, 2003.

THE CALDWELL FAMILY TRUST UDA JANUARY 5, 1996
BY: Henry J. Caldwell, Trustee
HENRY J. CALDWELL, JR., TRUSTEE

BY: Deborah L. Caldwell, Trustee
DEBORAH L. CALDWELL, TRUSTEE

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on April 10, 2003 by HENRY J. CALDWELL, JR. & DEBORAH L. CALDWELL, TRUSTEES OF THE CALDWELL FAMILY TRUST UDA JANUARY 5, 1996.



Kristil Redd
(Notary Public for Oregon)

My commission expires 11/16/2003

\$ 91.00 M