

03 AUG 7 AM 10:52

RECORDING COVER SHEET NJC-61500W
ALL TRANSACTIONS, PER ORS 205.234

Vol M03 Page 56982

THIS COVER SHEET HAS BEEN PREPARED BY THE PERSON
PRESENTING THE ATTACHED INSTRUMENT FOR
RECORDING. ANY ERRORS IN THIS COVER SHEET
DO NOT AFFECT THE TRANSACTION(S) CONTAINED
IN THE INSTRUMENT ITSELF.

State of Oregon, County of Klamath
Recorded 08/07/2003 10:52 a. m
Vol M03 Pg 56982-86
Linda Smith, County Clerk
Fee \$ 4/00 # of Pgs 5

AFTER RECORDING RETURN TO

name and address of the person authorized to receive the
instrument after recording, as required by ORS 205.180(4)
and ORS 205.238.

AMERITITLE - Coll #3558
222 S. 6th Street
Klamath Falls, OR 97601

1. **NAME(S) OF THE TRANSACTION(S)**, described in the attached instrument and required by ORS 205.234(a).
Note: Transaction as defined by ORS 205.010 "means any action required or permitted by law to be recorded including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property."

STATUTORY SPECIAL WARRANTY DEED

2. **DIRECT PARTY**, name(s) of the person(s) described in ORS 205.125(1)(b) or
GRANTOR, as described in ORS 205.160.

JOHN ARTHUR MOFFITT, LARRY DEAN MOFFITT, GREGORY MITZEL and DONA LOU COLE

3. **INDIRECT PARTY**, name(s) of the person(s) described in ORS 205.125(1)(a) or
GRANTEE, as described in ORS 205.160.

HENRY J. CALDWELL, JR., and DEBORAH L. CALDWELL

4. **TRUE AND ACTUAL CONSIDERATION PAID** for instruments conveying or contracting to convey fee title to any
real estate and all memoranda of such instruments, reference ORS 93.030.

\$30,000.00

5. **UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING**
ADDRESS for instruments conveying or contracting to convey fee title to any real estate, reference ORS 93.260.
SAME - NO CHANGE

6. **FULL OR PARTIAL SATISFACTION, IF ANY, OF THE LIEN CLAIM CREATED BY THE ORDER or**
WARRANT, for instruments to be recorded in County Clerk Lien Records, reference ORS 205.125(1)(e).

7. **THE AMOUNT OF THE CIVIL PENALTY OR THE AMOUNT, INCLUDING PENALTIES, INTEREST AND**
OTHER CHARGES, FOR WHICH THE WARRANT, ORDER OR JUDGMENT WAS ISSUED, for instruments to
be recorded in County Clerk Lien Records, reference ORS 205.125(1)(c) and ORS 18.325.

41/

STATUTORY SPECIAL WARRANTY DEED

JOHN ARTHUR MOFFITT, LARRY DEAN MOFFITT, GREGORY MITZEL and DONA LOU COLE, Grantors, convey and specially warrant to HENRY J. CALDWELL, JR., and DEBORAH L. CALDWELL, husband and wife, Grantees, the following described real property, free of encumbrances created or suffered by the grantor except as specifically set forth herein:

See attached Exhibit "A."

SUBJECT TO reservations, liens, and restrictions of record, easements and rights of way of record and those apparent on the land.

The true and actual consideration for this conveyance is \$30,000.

Until a change is requested, all tax statements are to be sent to the following address:

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 19 day of January, 1998.

John Arthur Moffitt
Larry Dean Moffitt
Gregory Mitzel
Dona Lou Cole

STATE OF CALIFORNIA]
 County of Contra Costa] ss.

The foregoing instrument was acknowledged before me this 27th day of January, 1998, by JOHN ARTHUR MOFFITT.

Richard Fairclo
 Notary Public for CALIFORNIA
 My Commission expires: JAN. 15, 2000

DEED
 PAGE -1-

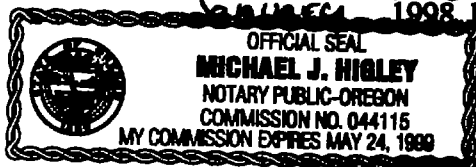
RICHARD FAIRCLO
 ATTORNEY AT LAW
 280 MAIN STREET
 KLAMATH FALLS OR 97601



56984

STATE OF OREGON
Washington
County of ~~Klamath~~] ss.

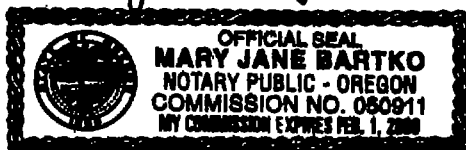
The foregoing instrument was acknowledged before me this 12th day of January, 1998, by LARRY DEAN MOFFITT



[Signature]
Notary Public for Oregon
My Commission expires: May 24, 1999

STATE OF OREGON
County of ~~Klamath~~ *Clackamas*] ss.

The foregoing instrument was acknowledged before me this 20th day of January, 1998, by GREGORY MITZEL.



[Signature]
Notary Public for Oregon
My Commission expires:

STATE OF OREGON
County of Klamath] ss.

The foregoing instrument was acknowledged before me this 19th day of January, 1998, by DONA LOU COLE.



[Signature]
Notary Public for Oregon
My Commission expires: 02-13-2001

DEED
PAGE -2-

RICHARD FAIRCLO
ATTORNEY AT LAW
280 MAIN STREET
KLAMATH FALLS OR 97601

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

56985.

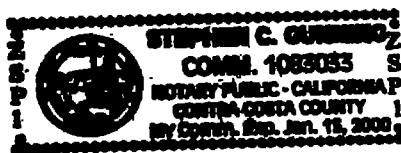
State of California

County of Contra Costa

On January 27, 1998 before me, Stephen C. Gunning Notary Public
Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared John Arthur Moffitt
Name(s) of Signer(s)

☐ personally known to me - OR - ☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

[Signature]
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Statutory Special Warranty Deed

Document Date: 1-19-98 Number of Pages: 2

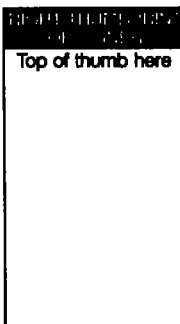
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer
 Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney-in-Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

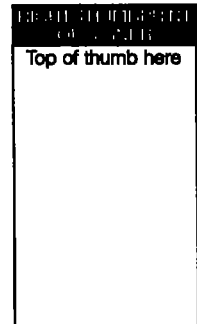
Signer Is Representing: _____



Signer's Name: _____

- ☐ Individual
☐ Corporate Officer
 Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney-in-Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____



DESCRIPTION SHEET

56986

PARCEL 1

A tract of land described as follows: Beginning at a point on the North right of way line of the County Road which lies South 89 degrees 33' West a distance of 1518.3 feet and North 0 degrees 27' West a distance of 30 feet from the iron axle which marks the Southeast corner of the NE1/4 of the NE1/4 of Section 25, Township 39 South Range 9 East of the Willamette Meridian, Klamath County, Oregon, and running thence: South 89 degrees 33' West along the Northerly right of way line of the County Road a distance of 79 feet to a point; thence North 0 degrees 27' West a distance of 276.3 feet to a point; thence North 89 degrees 33' East a distance of 79 feet to a point; thence South 0 degrees 27' East a distance of 276.3 feet more or less to the point of beginning, said tract in the N1/2 of the NE1/4 of Section 25, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 2

A tract of land described as follows: Beginning at a point on the North right of way of the County Road which lies South 89 degrees 33' West a distance of 1597.3 feet and North 0 degrees 27' West a distance of 30 feet from the iron axle which marks the Southeast corner of the NE1/4 of the NE1/4 of Section 25, Township 39 South, Range 9 East of the Willamette Meridian, in Klamath County, Oregon, and running thence: South 89 degrees 33' West along the Northerly right of way line of the County Road a distance of 79 feet to a point; thence North 0 degrees 27' West a distance of 276.5 feet to a point; thence North 89 degrees 33' East a distance of 79 feet to a point; thence South 0 degrees 27' East a distance of 276.3 feet more or less to the point of beginning, said tract in the N1/2 of the NE1/4 of Section 25, Township 39 South, Range 9 East of the Willamette Meridian, in Klamath County, Oregon.

PARCEL 3

All that portion of the NW1/4 NE1/4 of Section 25, Township 39 South, Range 9 East of the Willamette Meridian, described as follows, to wit:

Beginning at a point which lies South 89 degrees 33' West a distance of 1518.3 feet and North 0 degrees 27' West 306.3 feet from the iron axle which marks the Southeast corner of the NE1/4 NE1/4 of said Section 25; thence South 89 degrees 33' West 158 feet; thence North 0 degrees 27' West 276.3 feet; thence North 89 degrees 33' East 158 feet; thence South 0 degrees 27' East 276.3 feet to the point of beginning.