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MTZ-61900W

SPECIAL WARRANTY DEED Vol. M03 Page 56987

KNOW ALL MEN BY THESE PRESENTS, That JOHNIE C. SOUTHWELL who took title as JOHNIE C. MOFFITT, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto HENRY J. CALDWELL, JR., and DEBORAH L. CALDWELL, husband and wife hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

EXHIBIT "A" ATTACHED HERETO.

SUBJECT TO reservations and restrictions of record, easements and rights of way of record and those apparent on the land, contracts and/or liens for irrigation and/or drainage.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And the grantor hereby covenants to and with the said grantee and grantee's heirs, successors and assigns that said real property is free from encumbrances created or suffered thereon by grantor and that grantor will warrant and defend the same and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 30,000.00

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.

In Witness Whereof, the grantor has executed this instrument this _____ day of _____, 19____; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto 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.

John A Moffitt

State of CALIFORNIA
County of SAN FRANCISCO } ss.

On this the 28th day of JULY, 1997, before me,

MARIA M. ARRIOLA

the undersigned Notary Public, personally appeared

JOHN MOFFITT



☐ personally known to me
☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) IS subscribed to the within instrument, and acknowledged that he executed it. WITNESS my hand and official seal.

Maria M. Arriola

Notary's Signature

JOHNIE C. SOUTHWELL

STATE OF OREGON,

GRANTOR'S NAME AND ADDRESS
HENRY J. CALDWELL, JR., and
DEBORAH L. CALDWELL, husband and
wife

GRANTEE'S NAME AND ADDRESS
After recording return to:
Amerititle - toll #3558
222 S. 6th St.
K.F. OR 97601
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
no change
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

State of Oregon, County of Klamath
Recorded 08/07/2003 10:52a. m
Vol M03 Pg 56987-88
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

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EXHIBIT "A"

DESCRIPTION SHEET

56988

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.