

03 SEP 16 PM 3:18



NTC-62332W

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THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
CALVIN K. CALDWELL
6307 ELDER WAY
KLAMATH FALLS, OR 97603

State of Oregon, County of Klamath
Recorded 09/16/03 3:18 p.m.
Vol M03 Pg 68965
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

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

CALVIN K. CALDWELL
6307 ELDER WAY
KLAMATH FALLS, OR 97603

Escrow No. MT62332-LW

WARRANTY DEED

BRUCE L. WILLARD and DONNA C. WILLARD, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to CALVIN K. CALDWELL, MARRIED MAN, 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:

Lot 46 of MOYINA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Account No.: 3809-036CD-08800-000

Key No.: 452628

Grantor is lawfully seized in fee simple on the above granted premises and SUBJECT TO: all those items of record 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 \$120,350.00.

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 15 day of Sept, 2003.

Bruce L. Willard
BRUCE L. WILLARD
Donna C. Willard
DONNA C. WILLARD
BY: Bruce L. Willard
BRUCE L. WILLARD, HER ATTORNEY IN FACT

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on September 15, 2003 by BRUCE L. WILLARD FOR HIMSELF AND FOR DONNA C. WILLARD, HER ATTORNEY IN FACT.



Lisa Weatherby
(Notary Public for Oregon)
My commission expires 11/20/2003

21/11