

03 NOV 10 PM 3:51

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NO PART OF ANY STEVENS-NEWS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.

WTC-102939 KR

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EDWARD L. COMBS & CYNTHIA S. COMBS

Grantor's Name and Address

CALVIN K. CALDWELL & DEBORAH L. CALDWELL

Grantee's Name and Address

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

CALVIN K. CALDWELL & DEBORAH L. CALDWELL

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

CALVIN K. CALDWELL & DEBORAH L. CALDWELL

SPACE RESERVED
FOR
RECORDERS USE

State of Oregon, County of Klamath
Recorded 11/10/03 3:51 p. m.
Vol M03 Pg 83587-88
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

Tixed.
puty.

Return to: And

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that EDWARD L. COMBS & CYNTHIA S. COMBS

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

CALVIN K. CALDWELL & DEBORAH L. 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:

Lots 27 and 30 and E 1/2 of Lot 28 and E 1/2 of Lot 29, Section 33, Township 35 South, Range 7 East of the willamette Meridian, Klamath County, Oregon.

EXCLUDING from East 1/2 of Lot 29 a portion of land described as follows:

A portion or tract of land situated in Section 33, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Southwest corner of the E 1/2 of Lot 29; thence North 208 feet; thence East 208 feet; thence South 208 feet; thence West 208 feet to the point of beginning.

**consideration - Fulfillment of Contract disclosed by Amended Judgment and Decree in Case No.: 600-63015-aer13 recorded July 21, 2003 in Volume M03, page 50957, Microfilm Records of Klamath County, Oregon

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): except those of record and those apparent upon the land, if any, as of the date of this deed

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 \$ **see above. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the (indicate which) consideration. (The sentence between the symbols * and * 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 October 27, 2003; 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.

Edward L. Combs
EDWARD L. COMBS

Cynthia S. Combs
CYNTHIA S. COMBS

STATE OF OREGON, County of Klamath ss. 10/27/2003

This instrument was acknowledged before me on

by Cynthia S. Combs

This instrument was acknowledged before me on

by

as

of



Kristi L. Redd
Notary Public for Oregon
My commission expires 11/16/2009

STATE OF California)
COUNTY OF Solano) SS.

On Oct. 17, 2003 before me, _____

Darla Gonsalves
a Notary Public in and for said County and State, personally appeared _____
Edward L. Combs

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.

Darla Gonsalves
Signature of Notary

