

05 JUL 11 PM 3:13

Vol M05 Page 52619

After Recording Return to:

CLIFFORD R. CALDWELL and KATHLEEN R. CALDWELL

2889 Brannich Pl
San Diego, CA 92122

Until a change is requested all tax statements

Shall be sent to the following address:

CLIFFORD R. CALDWELL and KATHLEEN R. CALDWELL

Same As Above

State of Oregon, County of Klamath

Recorded 07/11/05 3:13 p m

Vol M05 Pg 52619

Linda Smith, County Clerk

Fee \$ 2.00 # of Pgs 1

ATC 64483AF
WARRANTY DEED
(INDIVIDUAL)

STEVEN M. REYNOLDS and KATHRYN L. REYNOLDS, herein called grantor, convey(s) to CLIFFORD R. CALDWELL and KATHLEEN R. CALDWELL, HUSBAND AND WIFE all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lots 15 and 16, Block 5, DIXON ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 001 MAP 3809-028DC TL 04300 KEY# 374865

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is **\$208,000.00.**
(here comply with the requirements of ORS 93.930)

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 7-5-05

Steven M. Reynolds
STEVEN M. REYNOLDS

Kathryn L. Reynolds
KATHRYN L. REYNOLDS

STATE OF OREGON, County of Klamath) ss.

On July 5, 05 personally appeared the above named STEVEN M. REYNOLDS and KATHRYN L. REYNOLDS and acknowledged the foregoing instrument to be his/her/their voluntary act and deed.

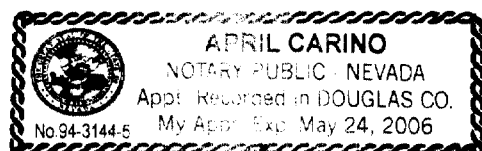
This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00061683

Before me: April Carino
Notary Public for ~~Oregon~~ Nevada
My commission expires:

Official Seal



214