

M05-68203

Klamath County, Oregon

11/03/2005 11:40:50 AM

Pages 1 Fee: \$21.00

After Recording Return to:

KEITH C. CALDWELL and EVELYN M. CALDWELL

906 Mary Jane Ave
Ashland, OR 97520

Until a change is requested all tax statements

Shall be sent to the following address:

KEITH C. CALDWELL and EVELYN M. CALDWELL

Same as Above

WARRANTY DEED

(INDIVIDUAL)

ATE - 62402 AF

PETER A. JOHNSON and SUSAN M. JOHNSON, herein called grantor, convey(s) to **KEITH C. CALDWELL and EVELYN M. CALDWELL, HUSBAND AND WIFE**, herein called grantee, all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

UNIT NUMBER 10767, Tract No. 1336, FALCON HEIGHTS CONDOMINIUMS, STAGE 1, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 164 MAP 3909-03400 TL 90102 KEY #883664

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 **\$120,000.00**.
(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

10-31-05

Peter A. Johnson
PETER A. JOHNSON

Susan M. Johnson
SUSAN M. JOHNSON

STATE OF OREGON, County of **Klamath**) ss.

On Oct 31, 05 personally appeared the above named **PETER A. JOHNSON and SUSAN M. JOHNSON** and acknowledged the foregoing instrument to be **their/his/her** voluntary act and deed.

This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: **00062402**

Before me: Adrien Fleeck
Notary Public for Oregon
My commission expires: 12-3-06

Official Seal



1021-A