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STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

1967 JS

EDITH F. KIMBALL, a widow,

KNOW ALL MEN BY THESE PRESENTS, That

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RONALD E. PADGETT and GWENDA D. PADGETT, husband and wife,

hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 12 in Block 2 of KELENE GARDENS, Klamath County, Oregon, SUBJECT TO: that certain trust deed, including the terms and provisions thereof, dated January 26, 1966, recorded February 18, 1966, in M-66 at page 1426, given to secure the payment of \$12,800.00, with interest thereon and such future advances as may be provided therein, executed by Warner Kimball and Edith F. Kimball, husband and wife, to Oregon Title Insurance Co., an Oregon corporation, trustee for beneficiary, Commonwealth, Inc., an Oregon Corporation. By instrument recorded April 11, 1966 in M-66 at page 3189, the above trust deed was assigned to Federal National Mortgage Association, which grantees herein agrees to assume and satisfy.

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said 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 reservations, restrictions, easements and rights of way of record and those apparent upon the land; rules, regulations and assessments of water-user districts within which the boundaries of the described property is located,

and that grantor will warrant and forever defend the above granted 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 \$15,000.00

However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration provided

In construing this deed and where the context so requires, the singular includes the plural.

WITNESS grantor's hand this 15th day of April, 1970

EDITH F. KIMBALL

X Edith F. Kimball

STATE OF OREGON, County of Klamath ss. April 15th 1970

Personally appeared the above named

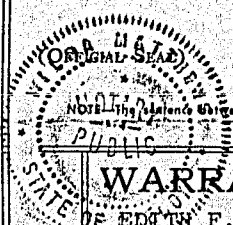
EDITH F. KIMBALL

and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires Feb 23 1974



WARRANTY DEED

OF EDITH F. KIMBALL, a widow

TO

RONALD E. PADGETT and GWENDA D. PADGETT, husband and wife.

AFTER RECORDING RETURN TO

Midland Empire Realty
1006 Main St
City

(DON'T USE THIS SPACE, RESERVED FOR RECORDING LABEL IN COUN. TIES WHERE USED.)

FEE \$1.50

STATE OF OREGON,

County of KLAMATH ss.

I certify that the within instrument was received for record on the 27th day of April, 1970 at 11:16 o'clock A.M., and recorded in book M-70 on page 3265. Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

COUNTY CLERK

Charles S. Robinson Title Deputy

APR 27 11 16 AM 1970

633