

83664

WARRANTY DEED

Vol. <sup>73</sup> Page 15285

This Indenture Witnesseth, THAT WILSON J. WADE and BERTHA WADE, husband

and wife, hereinafter known as grantor s for the consideration hereinafter recited, have bargained and sold, and by these presents do grant, bargain, sell and convey unto

JOANNE PADDEN,

her heirs and assigns, the following described premises, situated in Klamath County, Oregon, to-wit:

That part of the NE $\frac{1}{4}$ NW $\frac{1}{4}$  and the NW $\frac{1}{4}$ NE $\frac{1}{4}$  lying Easterly of the Bonanza-Lakeview Highway in Section 22, Township 38 South, Range 11, E. W. M.

Subject to: 1970-71 real property taxes which are now a lien but not yet payable; Rights of the public in and to any portion of said premises lying within the limits of roads and highways; Easements and rights of way of record and those apparent on the land, if any.

The true and actual consideration for this transfer is \$ 12,600.00 ~~xxxx~~

The foregoing recitation of consideration is true as I verily believe.

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantee, her heirs and assigns forever. And the said grantor s do hereby covenant to and with the said grantee, her heirs and assigns, that they are the owner s in fee simple of said premises; that they are free from all incumbrances, except those above set forth, and that they will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, they have hereunto set their hand s and seal s this 16<sup>th</sup> day of September, 1970.(SEAL) *Wilson J. Wade* (SEAL)(SEAL) *Bertha Wade* (SEAL)STATE OF OREGON, County of Klamath ) ss. *October 6,* 1970

Personally appeared the above named Wilson J. Wade and Bertha Wade, husband and

wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

From Office of  
GANONG, GANONG & GORDON  
First Federal Building  
Klamath Falls, Oregon

Before me:

*L. Marie Owens*  
Notary Public for Oregon  
My commission expires Jan. 27, 1973

STATE OF OREGON, } ss.

County of Klamath }

I certify that the within instrument was received for record on the 21st day of NOVEMBER, 1973, at 8:57 o'clock AM, and recorded in book M-73 on page 15285 Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MCLINE

By *Hazel Drayton* County Clerk—Recorder.

FEE \$ 2.00

Deputy

NOV 21 8 57 AM 1973

*3rd Bar + Ln  
540 main  
K.S.*

LH 25