

86805

28-6474

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FORM No. 633—WARRANTY DEED.

1967/50

KNOW ALL MEN BY THESE PRESENTS, That THEODORE J. PADDOCK and MARY PADDOCK, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RODNEY M. BOWERS and MARY ANN BOWERS, 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:

The Southerly 15 feet of Lot 3, the Southerly 15 feet of the Westerly 100 feet of Lot 15, All of Lots 4, 5, 6, 7, the Westerly 100 feet of Lots 11, 12, 13 and 14, together with the vacated alley abutting said property; and Lots 8 and 9 together with Westerly 10 feet of vacated alley abutting same, in Block 25, All in WEST KLAMATH.

SUBJECT TO: Mortgage, dated May 1, 1973, recorded May 2, 1973, in Book M-73 at page 5257, wherein Western Bank, Klamath Falls Branch, is mortgagee concerning which there is a present balance of \$43,917.40, which grantees assume and agree to pay.

FURTHER SUBJECT TO: Assignment of rentals, recorded May 2, 1973 in Book M-73 at page 5260, and re-recorded May 14, 1973 in Book M-73 at page 5795, Microfilm Records, given as additional security to the mortgage above.

ALSO SUBJECT TO: Reservations, restrictions, easements and rights-of-way of record and those apparent on the land.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 as stated hereinabove,

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 \$ 64,792.43. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which).

In construing this deed and where the context so requires, the singular includes the plural. WITNESS grantor's hand this 7th day of March, 1974.

Theodore J. Paddock
Mary Paddock

STATE OF OREGON, County of Klamath ss. Personally appeared the above named THEODORE J. PADDOCK and MARY PADDOCK, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: *Harold C. Young*
Notary Public for Oregon
My commission expires *July 76*

NOTE: Delete the sentence between the symbols @, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

THEODORE J. & MARY PADDOCK

TO
RODNEY M. & MARY ANN BOWERS

(DON'T USE THIS
SPACE; RESERVED
FOR RECORDING
LABEL IN COUNTIES
WHERE
USED.)

AFTER RECORDING RETURN TO
Send Tax Statements to:

Western Bank
P.O. Box 1149
City

FEE \$ 2.00

STATE OF OREGON

County of Klamath ss.

I certify that the within instrument was received for record on the 14th day of MARCH, 1974, at 11:26 o'clock A.M., and recorded in book M 74 on page 3398 or as file number 86805, Record of Deeds of said County.

Witness my hand and seal of County attixed.

WM. D. MILNE

COUNTY CLERK Title

By *K. D. Dugan* Deputy

Return 2238 Greensprings Dr., City