

WARRANTY DEED

38-9113

KNOW ALL MEN BY THESE PRESENTS, That THEODORE J. PADDOCK and MARY PADDOCK, husband and wife, hereinafter called the Grantors, for the consideration hereinafter stated, to Grantors paid by TERRY L. RAMEY and PATRICIA J. RAMEY, husband and wife, hereinafter called the Grantees, do hereby grant, bargain, sell and convey unto the said Grantees and Grantees' 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:

A tract of land situated in the NE $\frac{1}{4}$ of Section 28, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8 inch iron pin on the Westerly right of way line of the Hill (Bradbury) County Road, said point beging South 89° 54' 41" East 10.70 feet, South 00° 19' 32" West 947.85 feet and North 88° 56' 48" West 30.00 feet from the Northeast corner of the NW $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 28; thence North 88° 56' 48" West along the South edge of an irrigation ditch 385 feet; thence South 597 feet more or less to the North line of the parcel described in the Deed recorded December 9, 1971 in Book M-71 at page 12891; thence East 385 feet more or less to the West line of Hill (Bradbury) County Road; thence North 00° 19' 32" East 589.21 feet to the point of beginning.

SUBJECT TO:

1. Reservations, restrictions, easements, rights-of-way of record and those apparent on the land.

2. An easement created by instrument, including the terms and provisions thereof, dated November 12, 1971, recorded December 9, 1971 in Book M-71 at page 12891, Microfilm Records, in favor of adjoining property owners for ingress and egress along Northerly lines.

3. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.

WARRANTY DEED, PAGE ONE.

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E. B. S. for

4. Mortgage, including the terms and provisions thereof, executed by Harold Dehlinger & Sons, a co-partnership; Harold E. Dehlinger and Dorothy M. Dehlinger, husband and wife; Sam B. Dehlinger and Barbara W. Dehlinger, husband and wife; and Delbert H. Dehlinger and Ruth A. Dehlinger, husband and wife, to The Federal Land Bank of Spokane, a corporation, in the amount of \$90,000.00, dated March 15, 1965, recorded March 29, 1965 in mortgage volume 229, page 308.

5. A 30.0 foot road easement along the Southerly boundary of the above described property.

TO HAVE AND TO HOLD the same unto the said Grantees and Grantees' heirs, successors and assigns forever.

And said Grantors hereby covenant to and with said Grantees and Grantees' heirs, successors and assigns, that Grantors are lawfully seized in fee simple of the above granted premises, free from all encumbrances, except as hereinabove stated, and that Grantors 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 \$8,500.00.

WITNESS Grantors' hands this 14th day of April, 1972.

Theodore J. Paddock

Mary Paddock

STATE OF OREGON)
) ss.
County of Klamath)

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 this 14 day of April, 1972.

Return To:
Mr. & Mrs. Terry L. Ramey
600 So. Beach Blvd, Apt 418
Anaheim, Calif.

Ralph Lader
NOTARY PUBLIC FOR OREGON
My Commission expires: July 1, 1974

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Company

this 2nd day of July A. D., 19 75 at 3:35 o'clock P. M., and duly recorded in
Vol. M 75 of Deeds on Page 7531

Fee \$4.00

WM. D. MILNE, County Clerk
By Phyllis Rutledge Deputy