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1.064

WARRANTY DEED—STATUTORY FORM
INDIVIDUAL GRANTOR

ORVAL K. MUSGROVE and FERN M. MUSGROVE, husband and wife, Grantor,
conveys and warrants to THEODORE J. PADDOCK and MARY PADDOCK, husband and wife,
RALPH A. CRAWFORD and JOAN E. CRAWFORD, husband and wife, the following described real property
free of encumbrances except as specifically set forth herein situated in Klamath County, Oregon, to-wit:

Lots 8, 9, 10 and 13 EXCEPT THEREFROM the Easterly 15 feet of Lot 10
in GRACE PARK, according to the official plat thereof on file in
the office of the County Clerk of Klamath County, Oregon.

Subject to:

1. Reservations, restrictions, rights-of-way and easements of record
and those apparent on the land;
2. (SEE ATTACHED EXHIBIT A for further encumbrances)

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

The said property is free from encumbrances except as hereinabove listed.

The true consideration for this conveyance is \$ 102,000.00. (Here comply with the requirements of ORS 93.030)

Dated this 5th day of March, 1976.

Orval K. Musgrove

Fern M. Musgrove

STATE OF OREGON, County of Klamath) ss.
Personally appeared the above named Orval K. Musgrove and Fern M.
Musgrove, husband and wife,
and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon—My commission expires: 8-2-79

WARRANTY DEED

Mr. and Mrs. Orval K. Musgrove
Mr. and Mrs. Theodore J. Paddock
and Mr. & Mrs. Ralph A. Crawford
2972 South Sixth, Klamath Falls, Or. 97601

GRANTEE'S ADDRESS, ZIP

After recording return to:

Richard C. Beesley, P.C.
Attorney at Law
126 North Seventh Street
Klamath Falls, Or. 97601

NAME, ADDRESS, ZIP

Until a change is requested, all tax statements
shall be sent to the following address:

Mr. and Mrs. Theodore J. Paddock
Mr. and Mrs. Ralph A. Crawford
2972 South Sixth

Klamath Falls, Oregon 97601

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON

County of

ss.

I certify that the within instru-
ment was received for record on the
day of , 19 ,
at o'clock M. and recorded
in book on page or as
file/reel number
Record of Deeds of said County.

Witness my hand and seal of
County affixed.

Recording Officer

By

Deputy

276 MAR 3 27

EXHIBIT A

To be attached to that certain Warranty Deed, dated the 5th day of March, 1976, wherein Orval K. Musgrove and Fern M. Musgrove, husband and wife, are the Grantors, and Theodore J. Paddock and Mary Paddock, husband and wife, and Ralph A. Crawford and Joan E. Crawford, husband and wife, are the Grantees

FURTHER ENCUMBRANCES:

2. Mortgage, including the terms and provisions thereof, given by Jimmie L. Hargrove and Sharon L. Hargrove, husband and wife, to Equitable Savings & Loan Association, an Oregon corporation, dated June 27, 1966, recorded June 29, 1966, in Mortgage Volume M66 page 6586, Microfilm records of Klamath County, Oregon, to secure the payment of \$13,000.00; said mortgage was re-recorded August 9, 1966 in Mortgage Volume M66 page 8063; the unpaid principal balance thereof on the date of the execution of this instrument is \$8,961.60; said prior mortgage and the obligations secured thereby hereinafter, for brevity, are called simply "first mortgage." (LOT 8)

3. Mortgage, including the terms and provisions thereof, given by Jimmie L. Hargrove and Sharon L. Hargrove, husband and wife, to Equitable Savings & Loan Association, an Oregon corporation, dated June 27, 1966, recorded June 29, 1966, in Mortgage Volume M66, page 6582, Microfilm records of Klamath County, Oregon to secure the payment of \$13,000.00; the unpaid principal balance thereof on the date of the execution of this instrument is \$8,919.91; said prior mortgage and the obligations secured thereby hereinafter, for brevity, are called simply "first mortgage." (LOT 9)

4. Trust Deed, including the terms and provisions thereof, given by Jimmie L. Hargrove and Sharon L. Hargrove, husband and wife, as grantors, to William Ganong as Trustee, for First Federal Savings and Loan Association of Klamath Falls, a corporation and beneficiary, dated October 18, 1965, recorded November 10, 1965, in Volume M65 page 3534 Microfilm records of Klamath County, Oregon, to secure the payment of \$14,000.00; said prior trust deed and the obligations secured thereby hereinafter, for brevity, are called simply "first trust deed." The unpaid principal balance thereof on the date of the execution of this instrument is \$8,886.98. (LOT 10)

5. Trust Deed, including the terms and provisions thereof, given by Jimmie Lee Hargrove and Sharon Lee Hargrove as grantors, to Oregon Title Insurance Company as trustee, for Pacific First Federal Savings & Loan Association as beneficiary, dated April 29, 1963, recorded May 2, 1963, in Volume 217, page 97, Microfilm records of Klamath County, Oregon, to secure the payment of \$19,400.00; the unpaid principal balance thereof on the date of the execution of this instrument is \$13,227.08; said prior trust deed and the obligations secured thereby hereinafter, for brevity, are called simply "first trust deed." (LOT 13)

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EXHIBIT A

(WARRANTY DEED)

6. Liens and assessments of Klamath Project and Enterprise Irrigation District, and regulations, easements, contracts, water and irrigation rights in connection therewith;
7. Any unpaid charges or assessments of Enterprise Irrigation District;
8. Rules, regulations and assessments of South Suburban Sanitary District;
9. Acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder;
10. Right-of-way, deeded by Marius Petersen, a single man, to The California Oregon Power Company, a California Corporation, dated May 13, 1943, recorded May 18, 1943, in Deed Volume 155 page 304, records of Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of KLAMATH COUNTY TITLE CO

this 8th day of March, A.D. 1976 / 3:27 PM

duly recorded in Vol. M 76 DEEDS 3236

FEE \$ 9.00

By *Hazel D. Brazil*
WED. B. B. B.

EXHIBIT A

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