

TA

14324

WARRANTY DEED—STATUTORY FORM  
INDIVIDUAL GRANTOR

THEODORE J. PADDOCK and MARY PADDOCK, husband and wife Grantor,  
conveys and warrants to LYLE D. BERGSTROM and PATRICIA A. BERGSTROM, husband  
and wife Grantee, the following described real property  
free of encumbrances except as specifically set forth herein situated in Klamath County, Oregon, to-wit:

Lot 1 and the Easterly 809 feet of Lot 2 in Riverside Tracts  
according to the official plat thereof on file in the office  
of the County Clerk of Klamath County, Oregon.

Also the NE1/4SE1/4 of Section 11 Township 39 South, Range 11 E.W.M.

SUBJECT TO:

(1) The assessment roll and the tax roll disclose that the within  
described premises were specially assessed as farm land. If the  
land has become or becomes disqualified for the special assessment

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE) (continued on reverse)

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

The true consideration for this conveyance is \$141,900.00 (Here comply with the requirements of ORS 93.030)  
One hundred forty-one thousand nine hundred and 00/100 Dollars

Dated this 25<sup>th</sup> day of May, 1976.

Theodore J. Paddock

Mary Paddock

STATE OF OREGON, County of Klamath ) ss. May 1976  
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:

Notary Public for Oregon—My commission expires:

(OFFICIAL SEAL)

WARRANTY DEED

Theodore J. and Mary Paddock  
Lyle D. and Patricia A. Bergstrom  
Rt. 2 Box 799  
Klamath Falls, OR 97601  
GRANTEE'S ADDRESS, ZIP

After recording return to:

Lyle D. Bergstrom and Patricia A.  
Bergstrom  
Rt. 1 Box 802,  
Bonanza, Oregon 97623  
NAME, ADDRESS, ZIP

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

Department of Veterans Affairs  
General Service Bldg.  
Salem, Oregon 97310  
NAME, ADDRESS, ZIP

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 1976,  
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

7931

under the statute an additional tax may be levied for the years since October 5, 1968, in which the land was subject to the special land use assessment.

(2) Rights of the Federal Government, the State of Oregon, and the general public in any portion of the herein described premises lying below the high water line of Lost River.

(3) Rights of the public in any portion of the herein described premises lying within the limits of any road or highway.

(4) Acreage and use limitations under provisions of United States statutes and regulations issued thereunder.

(5) Liens and assessments of Klamath Project and Horsefly Irrigation District, and regulations, contracts, easements, water and irrigation rights in connection therewith.

(6) Any unpaid charges or assessments of Horsefly Irrigation District.

(7) Transmission Line Easement, including the terms and provisions thereof, given by Irwin A. Beck and Lorraine Beck, same person as Lorraine M. Beck, husband and wife, to The United States of America, dated July 1, 1966, recorded July 11, 1966, Vol M66, page 6966, Deed Records of Klamath County, Oregon. (Affects Lot 1 Riverside Tracts.)

(8) Water Right Easement, including the terms and provisions thereof, between Irwin A. Beck and Lorraine M. Beck, husband and wife, and Theodore J. Paddock and Mary Paddock, husband and wife, and Raymond D. Boxler and Audrey M. Bixler, husband and wife, dated May 29, 1973, recorded July 2, 1973, Vol. M73, page 8362, Deed Records of Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record ~~XXXXXXXXXX~~

this 27th day of May A. D. 1976 at 4:11 o'clock P. M.

duly recorded in Vol. M 76 of DEEDS on Page 7930

FEE \$ 6.00

Wm D. MILNE, County Clerk

By *Hazel May*