

TA

142.6

WARRANTY DEED—STATUTORY FORM

Vol. 76 Page

THEODORE J. PADDOCK and MARY PADDOCK, husband and wife Grantor,
conveys and warrants to GEORGE O. CHURCH and COLLEEN E. CHURCH, 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 2, except the Easterly 809 feet thereof, and all of Lots 3,
4, and 5 of Riverside Tracts, according to the official plat thereof
on file in the office of the County Clerk of Klamath County, Oregon.

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
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. (continued on reverse)

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

The said property is free from encumbrances except

The true consideration for this conveyance is \$ 74,500.00 (Here comply with the requirements of ORS 93.030)

Dated this 25th day of May, 1976.

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:

Notary Public for Oregon—My commission expires: 8-7-79



WARRANTY DEED

Theodore J. and Mary Paddock
George O. and Colleen E. Church
Rt 1 Box 802
Bonanza, OR 97623

GRANTEE'S ADDRESS, ZIP

After recording return to:

George O. and Colleen E. Church
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 Services Bldg.
Salem, Oregon 97310

NAME, ADDRESS, ZIP

STATE OF OREGON

County of

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

7935

- (2) Acreage and use limitations under provisions of United States statutes and regulations issued thereunder.
- (3) Liens and assessments of Klamath Project and Horsefly Irrigation District and regulations, contracts, easements, water and irrigation rights in connection therewith.
- (4) Any unpaid charges or assessments of Horsefly Irrigation District.
- (5) Rights of the Federal Government, the State of Oregon, and the general public in any portion of the therein described premises lying below the high water line of Lost River.
- (6) Rights of the public in any portion of ther herein described premises lying within the limits of any road or highway.
- (7) Right of way for pole line, including the terms and provisions thereof, given by Jack C. McCartie to The California Oregon Power Company, across the NE1/4SW1/4 of Section 5 Township 39 S.R. 11 E.W.M., dated November 30, 1945, recorded December 19, 1945, Vol 183, page 199, Deed Records of Klamath County, Oregon. Affects Parcel 2.
- (8) Water Right Easement, including the terms and provisions thereof, between Irwin A. Beck and Lorraine M. Beck, husband and wife, Theodore J. Paddock and Mary Paddock, husband and wife, and Raymond D. Bixler 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. Parcel 1.
- (9) Road Easement along the West side of Parcel 2 as disclosed by deed from S. C. Masten and Patricia A. Masten to George O. Church and Colleen E. Church dated February 12, 1976, recorded March 12, 1976, Vol. M76, page 3561, Deed Records of Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Noted for record ~~XXXXXXXXXX~~

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

July recorded in Vol. M. 76, of DEEDS _____ Page 7935

FEE \$ 6.00

Wm D. MILNE, County Clerk

By *Hazel Swaine*