

KNOW ALL MEN BY THESE PRESENTS, That IRWIN A. BECK and LORRAINE M. BECK,
husband and wife

, hereinafter called the grantor, for the consideration hereinafter stated,
to grantor paid by THEODORE J. PADDOCK and MARY PADDOCK, husband and wife, as to an
undivided one-half, and RAYMOND D. BIXLER and AUDREY M. BIXLER, husband and
wife, as to an undivided one-half, 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, sit-
uated in the County of Klamath and State of Oregon, described as follows, to-wit:

Real property described in Exhibit "A" attached hereto and thereby made
a part hereof as though fully set forth hereat.

(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
those set forth in Exhibit "A" attached hereto.

and that
grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the law-
ful 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 \$110,000.00.
However, the actual consideration consists of or includes other property or value given or promised which is
the whole consideration (indicate which) \$10,000.00 down payment and 20-year contract for
\$100,000.00.

In construing this deed and where the context so requires, the singular includes the plural.
WITNESS grantor's hand this 3rd day of May, 1973.

STATE OF OREGON, County of Klamath ss.
Personally appeared the above named Irwin A. Beck and Lorraine M. Beck
and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me, [Signature]
Notary Public for Oregon
My commission expires 8-5-75

NOTE—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

Irwin A. Beck and
Lorraine M. Beck
TO
Theodore J. Paddock and Mary
Paddock and Raymond D. Bixler
and Audrey M. Bixler

AFTER RECORDING RETURN TO

Theodore J. and Mary Paddock
2972 S. 6th St.
Klamath Falls, Oregon (7601)

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

STATE OF OREGON

County of ss.
I certify that the within instru-
ment was received for record on the
day of 1973,
at o'clock M., and recorded
in book on page or as
filing fee number. Rec-
ord of Deeds of said County.
Witness my hand and seal of
County affixed.

Title
By Deputy

8010

EXHIBIT "A"

The following described real property situate in Klamath County, Oregon:

Tracts 1, 2, 3, 4, and 5 of RIVERSIDE TRACTS, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 11, Township 39 South, Range 11
East of the Willamette Meridian, Klamath County, Oregon.

SUBJECT TO Terms and conditions of special assessment as farm use and the right of Klamath County, Oregon, to additional taxes in the event said use should be changed, which obligation Grantee assumes and agrees to pay and to perform; liens and assessments of Klamath Project and Horsefly Irrigation District, and regulations, easements, contracts, water and irrigation rights in connection therewith; Easements and rights of way of record and apparent thereon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at 2:55:06 PM on 06/11/2013.

This 28th day of May A. D. 19 76 at 3:55 o'clock PM and

duly recorded in Vol. MI 76, of DEEDS on Page 8009

FEE \$ 6.00

/ Wm D. MILNE, County Clerk

By

EXHIBIT "A"