

MFC 1904 M 10274

TA

16002

WARRANTY DEED—STATUTORY FORM

JOHN A. NEILSON, aka JOHN ARTHUR NEILSON, and BETTY S. NEILSON, Grantor,
 aka BETTY SINE NEILSON, husband and wife,
 conveys and warrants to THEODORE J. PADDOCK AND MARY PADDOCK, husband & wife, and
 RALPH A. CRAWFORD and JOAN E. CRAWFORD, H&W Grantee, the following described real property
 free of encumbrances except as specifically set forth herein situated in Klamath County, Oregon, to-wit:
 Lots 11c, 11d, 12a, 12b, 12c and 12d, Block 4 and Lots 1a, 1b, 1c, 1d,
 2a and 2b, Block 5, RAILROAD ADDITION to the City of Klamath Falls,
 according to the official plat thereof on file in the office of the
 County Clerk of Klamath County, Oregon. Subject to: 1. Those certain
 Trust Deeds dated the 3rd day of September, 1971 and recorded the 16th
 day of September, 1971 in Volume M71, pages 9585 and 9860, respectively,
 in Microfilm Records of Klamath County, Oregon wherein the Grantors herein,
 JOHN A. NEILSON and BETTY S. NEILSON are the Grantors therein and First
 National Bank of Oregon is the Trustee with Ernest R. Sessom and Doris C.
 Sessom are the Beneficiaries, which the Grantees herein agree to assume
 and pay. Said balance of Trust Deeds is the sum of \$35,836.41; 2. Reserva-
 tions, restrictions, rights-of-way and easements of record and those
 The said property is free from encumbrances except as hereinabove set forth. apparent on
 the land.

The true consideration for this conveyance is \$85,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 6th day of July, 1976.

John Arthur Neilson
 John A. Neilson, aka John Arthur Neilson
 Betty Sine Neilson
 Betty S. Neilson, aka Betty Sine Neilson

STATE OF OREGON, County of Klamath) ss.
 Personally appeared the above named John A. Neilson, aka John Arthur
 Neilson & Betty S. Neilson, aka Betty Sine Neilson,
 and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: *Carlene J. Haddington*
 Notary Public for Oregon—My commission expires: 3-21-77

(OFFICIAL SEAL)

WARRANTY DEED

John A. Neilson & Betty S. Neilson
 Theodore J. Paddock & Mary Paddock
 & Ralph A. Crawford & Joan E. Crawford
 2972 So. 6th, Klamath Falls, Oregon 97601

After recording return to:

Mr. Theodore J. Paddock, et ux, et al
 2972 South 6th Street
 Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

Mr. Theodore J. Paddock, et ux, et al
 2972 South 6th Street
 Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

FEE \$ 3.00

STATE OF OREGON

County of Klamath

I certify that the within instru-
 ment was received for record on the
 7th day of JULY, 1976,
 at 3:09 o'clock P.M., and recorded
 in book M 76 on page 10274 or as
 file/reel number 16002,
 Record of Deeds of said County.
 Witness my hand and seal of
 County affixed.

WM. D. MILNE

By *Harold D. Dwyer* Recording Officer
 Deputy