

L# 5740-928

FORM No. 633—WARRANTY DEED (Individual or Corporate). MTC NO. 2254

WARRANTY DEED

Vol. 76 Page 13549

1-1-74

18345

KNOW ALL MEN BY THESE PRESENTS, That

and wife  
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by THEODORE J. PADDOCK,  
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, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 3 in Block 12 of THIRD ADDITION TO MOYINA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

## SUBJECT TO:

1. Taxes for the fiscal year 1976-77, a lien but not yet due and payable.
2. Power of assessment of, South Suburban Sanitary District.
3. Easement, recorded April 5, 1940 in Volume 128, page 267, Deed Records to California Oregon Power Company.
4. Easement, recorded June 5, 1967 in Volume M67, page 4178, Microfilm Records to California Pacific Utilities Company.

(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 as stated above,  
grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful 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 \$ 40,050.00.  
However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 30th day of August, 1976;  
if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath

August 30, 1976

Personally appeared the above named  
Clem Y. Page and Ethelene Page

and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL)

Before me: [Signature]

Notary Public for Oregon

My commission expires: 8-25-76

Clem Y. Page

Ethelene Page

STATE OF OREGON, County of

Personally appeared

who, being duly sworn,  
each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of

and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 30th day of AUGUST, 1976 at 4:20 o'clock P. M., and recorded in book M. 76 on page 13549 or as file/reel number 18345

Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE

By Hazel Ingle Deputy

FEE \$ 3.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

First Federal Savings & Loan  
2943 S. Sixth  
Klamath Falls, Oregon 97601

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

First Federal Savings & Loan  
2943 S. Sixth  
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP