

KNOW ALL MEN BY THESE PRESENTS, That EDWARD C. CACKA and LYNITA CACKA, husband 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:

The Southeasterly 36.7 feet of Lot 3 and the Northwesterly 38.3 feet of Lot 4, Block 4 of FIRST ADDITION TO TONATEE HOMES, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

SUBJECT TO: 1. Reservations, restrictions, rights of way and/or easements of record and those apparent on the land. 2. Taxes for the fiscal year 1976-1977, a lien but not due and payable. 3. The premises herein described are within and subject to the statutory powers including the power of assessment, of South Suburban Sanitary District. 4. The premises herein described are within and subject to the statutory powers including the power of assessment of Klamath Irrigation District. 5. A 15

(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 hereinabove stated

and that 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 \$ 28,500.00. The whole of the consideration hereby received by the grantor is hereby acknowledged by the grantor as the full and true consideration for the premises herein described.

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 10th day of September, 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, } ss.
County of Klamath
September 10th, 1976

Personally appeared the above named EDWARD C. CACKA and LYNITA CACKA, husband and wife,

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

Before me, Notary Public for Oregon
My commission expires: 11-12-78

STATE OF OREGON, County of _____, 19____ ss.

Personally appeared _____ and _____ 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 _____ a corporation,

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: _____

EDWARD C. CACKA and LYNITA CACKA, husband and wife,

GRANTOR'S NAME AND ADDRESS

THEODORE J. PADDOCK

GRANTEE'S NAME AND ADDRESS

After recording return to:

First Federal Bank
Shasta Plaza

NAME, ADDRESS, ZIP

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

same as above

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

County of _____

I certify that the within instrument was received for record on the _____ day of _____, 19____,

at _____ o'clock _____ M., and recorded in book _____ on page _____ or as file/roll number _____.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer

By _____ Deputy

SPACE RESERVED FOR RECORDER'S USE

14304

foot building setback line from Memorie Lane as shown on dedicated plat. 6. A 10 foot utility and ditch easement along rear of lot, as shown on dedicated plat. 7. Reservations as contained in plat dedication, to wit: "Said plat being subject to a building setback line as shown along all streets, a 7.5 foot side-line setback along all lots, and an easement along the back of all lots as shown on the annexed plat for present and future public utilities, drainage, and perpetual right-of-way for ditches to convey irrigation water, said easement to provide ingress and egress for construction and maintenance of such utilities with no structures being permitted thereon and plantings being placed thereon at the risk of the owner." 8. Covenants, conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms and provisions thereof, recorded October 5, 1959 in Volume 316, page 326, and amended in instrument recorded September 29, 1961, in Volume 332, page 660, all Deed Records of Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.

this 13 day of September A. D. 19 76 at 12:43 o'clock P.M., and

fully recorded in Vol. M76, of Deeds on Page 14303

Wm D. MILNE, County Clerk

By Carole L. Gore

fee \$ 6.00