

MTC #1396

Vol. 71 Page 20760

KNOW ALL MEN BY THESE PRESENTS, That Theodore J. Paddock and Mary Paddock husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by C & P Rentals (DBA Ralph A. Crawford and 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:

SEE ATTACHED LEGAL DESCRIPTION

Subject to: Covenants, conditions, restrictions, reservations, rights, rights of way and easements now of record.

(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 set forth above

and that grantor will warrant and forever defend the above granted 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 \$ 30,000.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which) 0

In construing this deed and where the context so requires, the singular includes the plural. WITNESS grantor's hand this 23 day of December 1976

Theodore J. Paddock
Theodore J. Paddock

Mary Paddock *Mary Paddock*
December 23, 1976

STATE OF OREGON, County of Klamath ss. Personally appeared the above named Theodore J. Paddock and Mary Paddock

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

Before me: *Carl Smith*
Notary Public for Oregon
My commission expires 5 MARCH 1980

(OFFICIAL SEAL)

NOTE—The sentence between the symbols 0, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

Paddock Real Estate Co.
2972 S. 6th
Klamath Falls

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

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/reel number.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer

By Deputy

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The following described real property in Klamath County, Oregon:

A parcel of land lying within the bounds of that tract of land recorded on Microfilm No. 67 at page 3540 of Deed Records of Klamath County Oregon, described therein as being located in the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 28, Township 39 South, Range 8 East of the Willamette Meridian, said parcel of land being more particularly described as follows:

Beginning at the most Southwesterly corner of above said tract of real property; which corner is described as being on the South boundary of aforesaid Section 28, distant 2074.11 feet East of the South corner thereof; thence North 25° 22' West 761.00 feet along the West boundary of aforesaid tract of real property to the most Northwesterly corner thereof, being located on the Southerly right of way boundary of the Klamath Falls-Ashland Highway (Ore 66) thence North 67° 02' East along said tract of real property a distance of 418 feet being the true point of beginning of this description; thence South 25° 22' East along the East boundary of said tract of real property a distance of 350.00 feet; thence South 67° 02' West parallel with the aforesaid Southerly right of way of the Klamath Falls-Ashland Highway a distance of 252.00 feet; thence North 25° 22' West 350.00 feet to a point on the aforesaid highway boundary distant of 252.00 feet from the true point of beginning; thence North 67° 02' East 252.00 feet along the said boundary to the true point of beginning.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 28th day of
DECEMBER A.D., 1976 at 3:33 o'clock P.M., and duly recorded in Vol. M 76,
of DEEDS on Page 20730.

FEE \$ 6.00

WM. D. MILNE, County Clerk

By Hazel Davis