

24418

KNOW ALL MEN BY THESE PRESENTS, That THEODORE J. PADDOCK

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROD E. TRAVIS, 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:

DESCRIPTION

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

PARCEL 1:

A Parcel of land situate in the SW $\frac{1}{4}$ of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and more particularly described as follows: Beginning at a point on the South line of Bristol Avenue which is North 89° 32' 55" East a distance of 1,516.15 feet and South 0° 27' 05" East a distance of 30.0 feet from the Northwest corner of the S $\frac{1}{2}$ S $\frac{1}{2}$ N $\frac{1}{2}$ SW $\frac{1}{4}$ of said Section 11, said point also being the Northwest corner of Tract No. 1026, THE MEADOWS; thence continuing South 00° 27' 05" East along the West line of THE MEADOWS a distance of 145.0 feet to a point; said point being the true point of beginning; thence South 89° 32' 55" West, parallel with the South line of Bristol Avenue, a distance of 110.0 feet to a point; thence South 00° 27' 05" East, a distance of 270.0 feet to a point; thence North 89° 32' 55" East a distance of 110.0 feet, more or less, to the West line of THE MEADOWS; thence North along said West line 270.0 feet, more or less, to the true point of beginning.

PARCEL 2:

A Parcel of land situate in the SW $\frac{1}{4}$ of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and more particularly described as follows: Beginning at a point on the South line of Bristol Avenue which is North 89° 32' 55" East a distance of 1,356.15 feet and South 0° 27' 05" East a distance of 30.0 feet from the Northwest corner of the S $\frac{1}{2}$ S $\frac{1}{2}$ N $\frac{1}{2}$ SW $\frac{1}{4}$ of said Section 11; thence continuing South 0° 27' 05" East parallel to the West line of THE MEADOWS a distance of 145.0 feet to a point; said point being the true point of beginning; thence South 89° 32' 55" West, parallel with the South line of Bristol Avenue a distance of 100.00 feet to a point; thence South 0° 27' 05" East a distance of 150.0 feet to a point; thence North 89° 32' 55" East a distance of 100.0 feet to a point; thence North 0° 27' 05" West 150.0 feet to the true point of beginning.

Together with a non exclusive easement for ingress and egress as described as that first reservation in deed recorded June 28, 1976 in Volume M76, page 9724, Microfilm Records of Klamath County, Oregon and extending 259.0 feet South thereof being of even width of 50 feet and commonly known as Bristol Court.

I, the undersigned, do hereby certify that the foregoing instrument is the voluntary act and deed of the grantor, 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:

(OFFICIAL SEAL) Notary Public for Oregon
My commission expires: 2-28-80

(OFFICIAL SEAL) Notary Public for Oregon
My commission expires:

STATE OF OREGON,

County of KLAMATH

I certify that the within instrument was received for record on the 20th day of JANUARY, 1977, at 2:17 o'clock P.M., and recorded in book M.77 on page 1102 or as file/reel number 24418, Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE

By Hazel D. Milne, Deputy
Recording Officer

FEE \$ 6.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

1103

(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

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 \$ NONE.
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 20 day of January, 1977;
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.

Theodore J. Paddock
THEODORE J. PADDOCK

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath

January 20, 1977

Personally appeared the above named

Theodore J. Paddock

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 2-28-80

STATE OF OREGON, County of) ss.
January 19, 1977

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:

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires:

STATE OF OREGON,

County of KLANATH

I certify that the within instrument was received for record on the 20th day of JANUARY, 1977, at 2:17 o'clock P.M., and recorded in book M.77 on page 1102 or as file/reel number 24418, Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE

By *Hazel Shagie* Recording Officer Deputy

FEE \$ 6.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

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