

24481

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Brian Carl Argetsinger and Sharon Faye Argetsinger, 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:

Lot 9 in Block 4 of TRACT NO. 1025, WINCHESTER.

Subject to: Liens and assessments of the Klamath Irrigation District and South Suburban Sanitary District; Restrictions and Reservations in the Plat and Dedication of said Addition; covenants, Conditions and restrictions recorded September 9, 1971 in Vol. M71 at page 9617 and Trust Deed, including the terms and provisions thereof, to Firstbank Mortgage Corporation, a Washington corporation, dated July 31, 1972, recorded August 25, 1972 in Vol. M72 at page 9583, which the grantee assumes and agrees to pay.

(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 for above,

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 \$ 25,088.78. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the 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 18th 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.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, } ss.  
County of Klamath  
January 20, 1977

Personally appeared the above named Brian Carl Argetsinger & Sharon Faye Argetsinger husband and wife,

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

Before me, Notary Public for Oregon  
My commission expires: 7-19-78

STATE OF OREGON, County of Klamath, 1977 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:

(OFFICIAL SEAL)

STATE OF OREGON, } ss.

County of Klamath

I certify that the within instrument was received for record on the 21st day of JANUARY, 1977, at 1:02 o'clock P.M., and recorded in book M. 77 on page 1188 or as file/reel number 24481.

Record of Deeds of said county. Witness my hand and seal of County affixed.

WM. D. MILNE, Recording Officer  
By Hazel Chagne, Deputy

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Jed Paddock  
2972 So. 16th St.  
Klamath Falls, OR

NAME, ADDRESS, ZIP

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

First Bank Mortgage  
Securities Building  
Seattle Washington 98101

NAME, ADDRESS, ZIP

FEE \$ 3.00