

L#574-1416

MTC-4618-B

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

1-1-74

39488

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That SANDI GASTON

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by THEODORE J. PADDOCK

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:

A tract of land situated in the NE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin on the Westerly right of way line of Summers Lane which lies South 89°40' West a distance of 30.0 feet and North 1°12' West a distance of 616.4 feet from an iron pin in the center of Summers Lane which marks the Southeast corner of the NE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 10, Twp. 39 S. R. 9 E., W.M., and running thence; continuing North 1°12' West along the Westerly right of way line of Summers Lane a distance of 83.0 feet to an iron pin; thence South 89°40' West a distance of 279.5 feet to an iron pin on the Easterly right of way line of the U.S.R.S. Drain; thence following the Easterly right of way line of the U.S.R.S. Drain South 30°38' East a distance of 73.0 feet to an iron pin and South 4°22' East a distance of 20.2 feet to an iron pin; thence North 89°40' East a distance of 242.5 feet, more or less, to the point of beginning, said tract in the NE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 10, Township 39 South, Range 9 E.W.M.

(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

Subject to: Klamath Irrigation District
South Suburban Sanitary District

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 \$ 40,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which).^① (The sentence between the symbols ^①, 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 23rd day of November, 1977; if a corporate grantor, it has caused its name to be signed and sealed 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

NOVEMBER 23, 1977

Personally appeared the above named
Sandi Gaston

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

Before me:
(OFFICIAL SEAL) Gerald V. Brown

Notary Public for Oregon

My commission expires: 11-12-78

STATE OF OREGON, County of _____) ss.

Personally appeared _____, 19____

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 _____

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:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath Forest Federal
Shasta Plaza
City

NAME, ADDRESS, ZIP

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

Same as above

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of KLA MATH

I certify that the within instrument was received for record on the 23rd day of NOVEMBER, 1977, at 3:15 o'clock P.M., and recorded in book M77 on page 22863 or as file/reel number 39488.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE

By Bernethard Hetch Deputy

FEE \$ 3.00