

40307

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Theodore J. Paddock

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Michael C. Huffman and Christine A. Huffman, husband and wife, 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 to 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 of Klamath County, Oregon.

(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, easements or restrictions of record, common to the area or apparent on the face of the land

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 \$ 28,900.00

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 22 day of December, 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.

Theodore J. Paddock

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,)
County of Klamath) ss.
December 22, 1976.

Personally appeared the above named
Theodore J. Paddock

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

Before me:
(OFFICIAL SEAL) *Carlene F. Heddington*
Notary Public for Oregon
My commission expires: 3-21-77

STATE OF OREGON, County of) ss.
1976.

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 be-
half 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:

Theodore J. Paddock
2972 South 6th Street
Klamath Falls, Oregon 97601
GRANTOR'S NAME AND ADDRESS

Michael C. Huffman
Christine A. Huffman
GRANTEE'S NAME AND ADDRESS

After recording return to:
Michael & Christine Huffman

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,) ss.
County of Klamath

I certify that the within instru-
ment was received for record on the
12th day of DECEMBER, 1977,
at 3:13 o'clock PM., and recorded
in book M77 on page 24009 or as
file/reel number 40307,
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

WM. D. MILNE
By *Bernard S. Hetch* Recording Officer
Deputy

FEE \$ 3.00