

57-41588 T/A 38-13679

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

STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OR., 97204

48995

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That JOHN B. BROWN and MONICA L. BROWN, as tenants by the entirety hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by PADDOCK REAL ESTATE CO. 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 72 MERRYMAN'S REPLAT of vacated portion of OLD ORCHARD MANOR IN THE CITY OF KLAMATH FALLS, in the County of Klamath, State of 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

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 \$ 36,900.00

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 individuals. In Witness Whereof, the grantor has executed this instrument this 25th day of May, 1978, 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,  
County of Klamath } ss.  
May 25, 1978

STATE OF OREGON, County of \_\_\_\_\_ ) 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 \_\_\_\_\_ 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.

Notary Public for Oregon  
My commission expires: 12-6-81  
Susan K. Karsch

Notary Public for Oregon  
My commission expires: \_\_\_\_\_

John B. and Monica L. Brown  
1035 Applewood  
Klamath Falls, Oregon 97601  
GRANTOR'S NAME AND ADDRESS  
Paddock Real Estate Co.  
2972 South Sixth Street  
Klamath Falls, Oregon 97601  
GRANTEE'S NAME AND ADDRESS  
After recording return to:  
SHASTA BRANCH - KLAMATH FIRST FEDERAL SAVINGS & LOAN ASSOCIATION  
NAME, ADDRESS, ZIP  
Until a change is requested all tax statements shall be sent to the following address:  
Paddock Real Estate Co.  
2972 South Sixth Street  
Klamath Falls, Oregon 97601  
NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.  
County of Klamath  
I certify that the within instrument was received for record on the 25th day of May, 1978, at 3:51 o'clock PM., and recorded in book M78 on page 11139 or as file/real number 48995.  
Record of Deeds of said county.  
Witness my hand and seal of County affixed.

Fee \$3.00  
Recording Officer  
Deputy