

1-1-74 59087

## WARRANTY DEED



KNOW ALL MEN BY THESE PRESENTS, That HOWARD M. LARMAN, JR. and MARY L.

LARMAN, 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 5 in Block 11, TRACT NO. 1037, FIFTH ADDITION TO SUNSET VILLAGE, 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, or easements and restrictions 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 \$ 51,900.00

~~However, the above consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which). (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.060)~~

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 28th day of November, 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)

Howard M. Larman Jr.  
Mary L. Larman

STATE OF OREGON, } ss.  
County of Klamath }  
November 28, 1978

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
November 28, 1978

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)

Personally appeared the above named  
Howard M. Larman Jr. and Mary L.  
Larman, husband and wife

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

Before me:

OFFICIAL SEAL

Notary Public for Oregon

My commission expires: 12-6-81

Notary Public for Oregon

My commission expires:

Howard M. Larman, Jr. &amp; Mary L. Larman

GRANTOR'S NAME AND ADDRESS

Theodore J. Paddock

GRANTEE'S NAME AND ADDRESS

After recording return to:

Paddock R.E.

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

County of Klamath

I certify that the within instrument was received for record on the 30th day of November, 1978, at 9:20 o'clock A.M., and recorded in book M-78 on page 26891 or as file/reel number 59087, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

Recording Officer

By Jacqueline J. Melton Deputy

Fee \$3.00