

L# 574-1729

TH-38-17259

FORM No. 633—WARRANTY DEED (Individual or Corporate)
1-1-74

60185

WARRANTY DEED

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

Vol. 178 Page 28682

KNOW ALL MEN BY THESE PRESENTS, That JOHN E. ZELNAR and MAUREEN A. ZELNAR, husband and wife 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:

Lot 7, Block 11, FOURTH ADDITION TO WINEMA GARDENS, in the County of Klamath, State of Oregon.

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 \$ 57,000.00

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 to individuals.

In Witness Whereof, the grantor has executed this instrument this 26th day of December, 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.
December 26, 1978.

Personally appeared the above named John E. Zelnar and Maureen A. Zelnar, husband and wife

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

(OFFICIAL SEAL)

Before me: *Richard V. Brown*
Notary Public for Oregon
My commission expires: 11-12-78

John E. and Maureen A. Zelnar

GRANTOR'S NAME AND ADDRESS

Theodore J. Paddock

GRANTEE'S NAME AND ADDRESS

After recording return to:

KFFS+L
506th

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON, County of

Personally appeared

) ss.

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:

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 26th day of December, 1978, at 3:37 o'clock P.M., and recorded in book 11-78 on page 28682 or as file/reel number 60185

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

Wm. D. Milne

Fee \$3.00

By *Shirley J. Milne* (Recording Officer)
Deputy