

Until a change is requested, all tax statements shall be sent to the following address: People's Mortgage Company P.O. Box 1788
Seattle, Washington 98101

K-31623

64306

WARRANTY DEED

Vol. ^M 19 Page 6294

ODA LEE WHEELING, hereinafter referred to as Grantor, does hereby grant, bargain, sell and convey unto EDWARD and CAROLEE PADGETT, husband and wife, hereinafter referred to as Grantees, their heirs, successors and assigns, that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows:

The South one-half (S $\frac{1}{2}$) of Lot 9 in Block 4 of Altamont Acres, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: (1) Liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, contracts, easements, water and irrigation rights in connection therewith.

(2) Rules, regulations and assessments of South Suburban Sanitary District.

(3) Reservations and restrictions in Deed from A. L. Wishard, et ux to E. W. Tucker, et ux, dated September 1, 1925, recorded September 2, 1925, on Page 261, of Volume 68 of Deeds, records of Klamath County, Oregon, as follows: "...do hereby covenant and agree to and with A. L. Wishard and Erma M. Wishard...that they will not at any time hereafter construct upon the lands hereinbefore described any buildings of any kind or description whatsoever at a distance of less than 20 feet from third street, and that they will not construct or erect upon the lands hereinbefore described any dwelling house which is of a value of less than \$1,500.00 and permission is hereby reserved to enter into and construct irrigation ditches and divert water from the United States Reclamation Service Lateral A-3-C, along the property lines of the property hereinbefore described.

(4) Trust Deed, including the terms and provisions thereof, executed by Oda Lee Wheeling, a single man, as grantor, to Mountain Title Co., as trustee for Peoples Mortgage Company, a Washington corporation, dated June 25, 1976, recorded July 2, 1976, in M76, page 10110, Microfilm Records of Klamath County, Oregon, given to secure the payment of \$17,000.00. By assignment recorded October 18, 1976 in M76, page 16498, Microfilm Records of Klamath County, Oregon, said Trust Deed was assigned to Franklin Savings Bank of New York.

to have and to hold the same unto Grantees, their heirs, successors and assigns forever.

Grantor hereby covenants to and with said Grantees, their heirs, successors and assigns, that he is lawfully seized in fee simple of the above-granted premises, free and clear of all encumbrances, except those noted above, and that Grantor will warrant and forever defend the above-granted 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 is \$32,000.00.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 19th day of March, 1979.

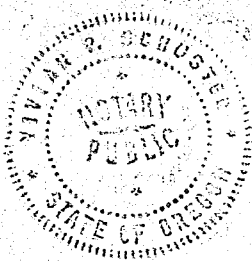
Oda Lee Wheeling

STATE OF OREGON)
) ss.
County of Jackson)

Before me this 19th day of March, 1979, personally appeared the above-named ODA LEE WHEELING and acknowledged the foregoing instrument to be his voluntary act and deed.

Lillian P. Schuster
Notary Public for Oregon
My Commission Expires: March 15, 1983

(S E A L)



STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Klamath County Title Co.

this 20th day of March A. D. 1979 at 2:35 o'clock P M., and

fully recorded in Vol. M79, of Deeds on Page 6294

*After Recording Return to:
KCT Co. Att. Shure*

Wm D. MILNE, County Clerk

By Bernard A. Letch

Fee \$6.00