

64449

WARRANTY DEED (INDIVIDUAL)

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DAVID L. KENT AND KAREN A. KENT, husband and wife

, hereinafter called grantor, convey(s) to

THEODORE J. PADDOCK AND DEBRA A. PADDOCK,

all that real property situated in the County

of Klamath, State of Oregon, described as:

Lot 6, Block 7, SECOND ADDITION TO SUNSET VILLAGE, in the County of Klamath State of Oregon

Subject to:

1. Regulations of the City of Klamath Falls
2. Regulations of Enterprise Irrigation
3. Regulations of South Suburban Sanitary District
4. Regulations of Sunset Lighting District
5. Restrictions as shown on the recorded plat
6. Covenants, easements and restrictions recorded April 8, 1970 in Book M-70 Page 2738
7. Trust Deed dated March 9, 1979 and recorded March 12, 1979 in book M-79 page 5610 with Trustor: George Micka and Florence Beverly Micka and Beneficiary being: Security Savings and Loan Association, a Corporation which the grantees agree and assume to pay.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except as set forth above

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 51,500.00

Dated this 22 day of March, 1979.

David L. Kent

Karen A. Kent

STATE OF OREGON, County of Klamath ss.

David L. Kent & Karen A. Kent, 1979 personally appeared the above named instrument to be their voluntary act and deed.

Before me:

Donna K. Rick
DONNA K. RICK
NOTARY PUBLIC-OREGON
My Commission Expires 7/21/79

Notary Public for Oregon

My commission expires: _____

- * The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.
- ** If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

WARRANTY DEED (INDIVIDUAL)

TO

After Recording Return to: ta donna

send tax statements to
2972 South 6th Street
Klamath Falls, Oregon 97601

STATE OF OREGON,)

) ss.

County of Klamath)

I certify that the within instrument was received for record on the 22nd day of March, 1979, at 3:22 o'clock P M. and recorded in book M79 on page 6522 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk

Title

By Burinda Shitsch Deputy

Fee \$3.00