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

FORM No. 703-WARRANTY DEED

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73842

WARRANTY DEED

Vol. <sup>m</sup> 79 Page 21721



KNOW ALL MEN BY THESE PRESENTS, That **Patricia G. Renaud**, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by **Oliver James Tadlock and Lois I. Tadlock**, husband and wife, 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:

The Southeasterly rectangular 31 feet of Lot 9 and the Northwest-erly rectangular 34 feet of Lot 10, Block 10 ELDORADO, IN THE CITY OF KALMATH FALLS, in the County of Klamath, State of Oregon.--

SUBJECT TO:

1. Grantees assume all of the 1979-80 taxes to be levied against said property.
2. Regulations of the City of Klamath Falls.
3. Conditions and restrictions contained in deed recorded June 9, 1950 in Book 239 at page 370.
4. Restrictions as shown on the recorded plat of Eldorado.
5. An easement recorded July 17, 1950 in Book 240 at page 308.
6. An easement recorded December 1, 1950 in Book 243 at page 569.
7. Trust deed recorded September 15, 1967 in Book M-67 at page 7254, which Grantees assume and agree to pay according to the tenor thereof. The balance owing thereon is the sum of \$ 11,170.18, plus interest thereon from the 25 day of August, 1979.

**Patricia G. Renaud**  
176 Dahlia Street  
Klamath Falls, Oregon 97601

GRANTOR'S NAME AND ADDRESS

**Oliver James Tadlock et ux**  
Mist Route, Box 50  
Vernonia, Oregon 97064

GRANTEE'S NAME AND ADDRESS

**Oliver James Tadlock**  
176 Dahlia Street  
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

**Oliver James Tadlock**  
176 Dahlia Street  
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

STATE OF OREGON

County of \_\_\_\_\_

I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book \_\_\_\_\_ on page \_\_\_\_\_ or as file/reel number \_\_\_\_\_  
Record of Deeds of said county.  
Witness my hand and seal of County affixed.

By \_\_\_\_\_ Recording Officer  
Deputy.

KJENSTU LITTE' OREGON 31901  
THE DEPT'S 24666  
OFFICE 24666 24666

21722

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$46,000.00, which includes the assumption of the balance owing on the aforementioned trust deed.

ALBION'S OREGON 31901  
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OFFICE 24666 24666

KJENSTU LITTE' OREGON 31901  
THE DEPT'S 24666  
OFFICE 24666 24666

To Have and to Hold the same unto the said grantees 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 as noted hereinbefore,

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, stated in terms of dollars, is \$ See above. (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.) 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 10 day of September, 1979 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.

Patricia G. Renaud

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, County of CLATSOP, September 10, 1979. Personally appeared the above named Patricia G. Renaud and acknowledged the foregoing instrument to be her voluntary act and deed. Before me, Paul J. John, Notary Public for Oregon, My commission expires: 11/4/1979

STATE OF OREGON, County of CLATSOP, September 10, 1979. Personally appeared and 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, Notary Public for Oregon, My commission expires:

STATE OF OREGON; COUNTY OF KLAMATH; ss. I hereby certify that the within instrument was received and filed for record on the 12th day of September A.D., 1979 at 11:56 o'clock A.M., and duly recorded in Vol M79 of Deeds on Page 21721.

FEE \$7.00

WM. D. MILNE, County Clerk  
By: Deputy