

1-1-74

K-32312 77001

WARRANTY DEED

Vol. 777 Page 27016

KNOW ALL MEN BY THESE PRESENTS, That MICK HOMES, inc., an Oregon corporation, 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:

Lots 7 and 8, Block 13, BUENA VISTA ADDITION to the City of Klamath Falls, Oregon, EXCEPTING the easterly 19 feet thereof.

Lots 3 and 4, Block 14, BUENA VISTA ADDITION to the City of Klamath Falls, Oregon, EXCEPTING the northerly 73 feet thereof.

SUBJECT TO: (1) 1979-80 real property taxes which are now a lien but not yet due and payable. (2) Liens and assessments of the City of Klamath Falls for monthly water and/or sewer service. (3) Restrictions of a portion of said Buena Vista Addition set forth and contained in instrument, including the terms and provisions thereof, recorded August 23, 1956, as Document No. 12613 in Volume 12, Miscellaneous Records of Klamath County, Oregon, and in instrument, including the terms and conditions thereof, recorded September 12, 1956, as Document No. 13074 in Volume 12, Page 250, Miscellaneous Records of Klamath County, Oregon, as modified by deed records of Klamath County, Oregon, (Affecting Lots 7 and 8, Block 13, Buena Vista Addition.)

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 as herein stated,

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. and that The true and actual consideration paid for this transfer, stated in terms of dollars, is \$144,425.00

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 18th day of October, 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.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,
County of _____, 19____

Personally appeared the above named _____

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

Before me:
Notary Public for Oregon
My commission expires: _____

MICK HOMES, inc.

MICK HOMES, inc.
By _____
By _____ Assistant Sec.
STATE OF OREGON, County of KLAMATH
September 18, 1979
Personally appeared W. B. EARLY R. A. KENT
each for himself and not one for the other, did say that the former is the _____ and _____ who, being duly sworn, _____ president and that the latter is the _____ secretary of MICK HOMES, inc. assistant

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:
Herman F. Smith
Notary Public for Oregon
My commission expires: 12/13/82

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS
THEODORE J. PADDOCK

GRANTEE'S NAME AND ADDRESS
After recording return to:

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
THEODORE J. PADDOCK
2971 S. O. U. H.
K. Falls

NAME, ADDRESS, ZIP

STATE OF OREGON,
County of Klamath

I certify that the within instrument was received for record on the 16th day of November, 1979, at 3:20 o'clock P.M., and recorded in book M79 on page 27016 or as file/reel number 77001. Record of Deeds of said county. Witness my hand and seal of County affixed.

Wm. D. Milne
By _____ Recording Officer
Deputy

Fee \$3.50