

WARRANTY DEED

Vol. 79 Page 27023KNOW ALL MEN BY THESE PRESENTS, That ORVAL K. MUSGROVE & FERN M. MUSGROVEhereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by THEODORE J. PADDOCK AND RODNEY E. TRAVISthe 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:

A portion of the NW¹/₄ NW¹/₄, Section 13, Twp 39 S., R. 9 E.W.M., more particularly described as follows: Beginning at the initial point marked by a brassed capped monument, said initial point being the NW corner of said Section 13, also being the SW corner of FIRST ADDITION TO CYPRESS VILLA, a duly recorded plat; thence N. 89° 46' 32" E. along the South line of said First Add'n to Cypress Villa 908.50 feet (N. 89° 52' 00" E by plat) to the westerly right of way line of the U.S.B.R. 1-C-1-A drain; thence S. 00° 12' 05" E. along said westerly right of way line 1318.91 feet; thence S. 89° 42' 24" W. 908.50 feet to the West line of said Section 13; thence N. 00° 12' 05" W. along the West line of said Sec. 13, 1320.00 feet to the point of beginning, containing 27.50 acres, with bearing based on TRACT 1088-FERNDAL, a duly recorded plat; Subject to 79-80 real property taxes; Acreage and use limitations under provisions of the US Statutes and regulations issued thereunder; Liens & assessments of Klamath Project and Klamath Irrigation District, and reg-

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 above

ulations, contracts, easements, water and irrigation rights CONTINUED... in connection therewith: Rights of the Public in and to any portion of said premises lying within the limits of roads/highways: 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 \$ 80,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols ①, 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 14 day of November, 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)

Orval K. Musgrove
by: Fern M. Musgrove
his attorney in fact
Fern M. Musgrove
Fern M. Musgrove

STATE OF OREGON, }
County of Klamath } ss.
November 14, 19 79

STATE OF OREGON, County of _____) ss.
_____, 19____

Personally appeared _____ and

_____, who, being duly sworn, 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:

(OFFICIAL SEAL)

Personally appeared the above named Orval K. Musgrove and Fern M. MusgroveMusgrove

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 8-5-83

Notary Public for Oregon

My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Ed Paddock
2972 So 6th

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

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.

Recording Officer

By _____ Deputy

SPACE RESERVED
FOR
RECORDER'S USE

79 JUL 13 PM 3 20

27023

WATSON DEED

27002

27024

FORM No. 159—ACKNOWLEDGMENT BY ATTORNEY-IN-FACT.

STATE OF OREGON,

County of Klamath

ss.

On this the 14th day of November, 19 79, personally appeared Fern M. Musgrove who, being duly sworn (or affirmed), did say that she is the attorney in fact for Orval K. Musgrove and that he executed the foregoing instrument by authority of and in behalf of said principal; and she acknowledged said instrument to be the act and deed of said principal.

Before me,

(Official Seal)

My commission expires 8-5-83

(Title of Officer)

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Klamath County Title Co.

this 16th day of November, A. D. 1979, at 3:20 clock PM., or

fully recorded in Vol. M79, of Deeds on Page 27023.

Wm D. MILNE, County Clr

By Pernita H. Hetch

Fee \$7.00

MODERN RECORD