

1-1-74

A-26874 77006

WARRANTY DEED

Vol. 174 Page 27025

KNOW ALL MEN BY THESE PRESENTS, That THEODORE J. PADDOCK and ROD E. TRAVIS,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MICK HOMES, inc., an Oregon corporation, 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:

A portion of the NW¹/₄NW¹/₄, Section 13, Township 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 Addition 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 Section 13, 1320.00 feet to the point of beginning, containing 27.50 acres, with bearings based on TRACT 1088 - FERNDAL, a duly recorded plat. SUBJECT TO: (1) 1979-80 real property taxes which are now a lien but not yet due and payable. (2) Acreage and use limitations

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

(CONTINUED ON REVERSE)

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 stated herein,

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 \$288,525.00

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 September 10, 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 KLAMATH

September 10/29, 1979

ss.

Personally appeared the above named THEODORE J. PADDOCK and ROD E. TRAVIS

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 12/13/79

STATE OF OREGON, County of

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ss.

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

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:

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Return to ↓

NAME, ADDRESS, ZIP

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

Mick Homes, inc.

P. O. Box 1329

Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of

ss.

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

(DESCRIPTION CONTINUED)

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under provisions of the United States Statutes and regulations issued thereunder. (3) Liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, contracts, easements, water and irrigation rights in connection therewith. (4) Rights of the public in and to any portion of said premises lying within the limits of roads or highways.

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 3:30 clock P.M., and

July recorded in Vol. 479, of Deeds on Page 27025

Wm D. MILNE, County Clerk

By Bernard H. Hetch

Fee \$7.00

When acknowledged and returned to the County Clerk, the County Clerk shall certify that the same have been recorded in the proper books and that the same are a true and correct copy of the original as filed for record.

Witness my hand and the seal of the County of Klamath, State of Oregon, this 16th day of November, 1979.

CLERK OF OREGON COUNTY

[Handwritten signature]

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the County of Klamath, State of Oregon, this 16th day of November, 1979.

NOTARY PUBLIC

NOTARY PUBLIC

NOTARY PUBLIC

NOTARY PUBLIC