

1-1-74

77836

## WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That THEODORE J. PADDOCK

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RONALD M. FUCHS and DIANA K. HALEY, as joint tenants with right of survivorship, 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 tract of land situated in the NE $\frac{1}{4}$  of NE $\frac{1}{4}$  of Section 10, Township 39 South, Range 9 East of The Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin on the Westerly right of way line of Summers Lane which lies South 89° 40' West a distance of 30.0 feet and North 1° 12' West a distance of 616.4 feet from an iron pin in the center of Summers Lane which marks the South-east corner of the NE $\frac{1}{4}$  of NE $\frac{1}{4}$  of Section 10, Twp. 39 S. R. 9 E., W. M., and running thence; continuing North 1° 12' West along the Westerly right of way line of Summers Lane a distance of 83.0 feet to an iron pin; thence South 89° 40' West a distance of 279.5 feet to an iron pin on the Easterly right of way line of the U. S. R. S. Drain; thence following the Easterly right of way line of the U. S. R. S. Drain South 30° 38' East a distance of 73.0 feet to an iron pin and South 4° 22' East a distance of 20.2 feet to an iron pin; thence North 89° 40' East a distance of 242.5 feet, more or less, to the point of beginning, said tract in the NE $\frac{1}{4}$  of NE $\frac{1}{4}$  of Section 10, Township 39 South, Range 9 East of the Willamette Meridian.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that the grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except, easements or restrictions of record, common to the area or apparent on the face of the land.

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 \$ 40,000.00

Howsoever the consideration consists of cash, notes, mortgages, or other property, or a combination thereof, the whole of the consideration is hereby acknowledged by the grantor to be the full and true consideration for the premises hereinafter described.

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 8th day of December, 1977; 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

December 8, 1977

Personally appeared the above named

Theodore J. Paddock

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 3-22-81

STATE OF OREGON, County of

ss.

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)

Notary Public for Oregon

My commission expires:

Theodore J. Paddock

3142 Summers Lane

Klamath Falls, Oregon 97601

GRANTOR'S NAME AND ADDRESS

Ronald M. Fuchs and Diana K. Haley

120 Nevada

Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Ronald M. Fuchs  
PO Box 4677  
Santa Rosa, Ca

NAME, ADDRESS, ZIP

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

Same as above.

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 7th day of December, 1979, at 3:28 o'clock p. M., and recorded in book 779 on page 28311 or as file/reel number 77836, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

Recording Officer

By Kenneth Phelps Deputy

Fee \$3.50