

1-1-74

80946

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That JAMES R. VAN GEEM, SR. and RUTH B. VAN GEEM, aka RUTH BESSIE VAN GEEM husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by THEODORE J. PADDOCK and MARY PADDOCK, husband and wife 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:

Lot 4 in Block 7 of FIRST ADDITION TO PINE GROVE PONDEROSA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads and highways.
2. Easement, including the terms and provisions thereof, recorded August 1, 1942, in Volume 149, page 144, Deed Records of Klamath County, Oregon.
3. Reservations as contained in plat dedication.
4. Conditions and restrictions, imposed by instrument, including the terms and provisions thereof, recorded December 22, 1969, in Volume M69 at page 10609, Microfilm Records of Klamath County, Oregon.

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 specifically set forth hereinabove

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 \$13,880.00

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 ®, 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 27th day of June, 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)

James R. Van Geem Sr.  
Ruth B. Van Geem

STATE OF CALIFORNIA  
COUNTY OF

Orange

ss.

(INDIVIDUAL)

) ss.

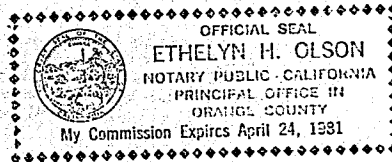
On this 9th day of July, 1977, before me, the undersigned, a Notary Public in and for said County, personally appeared James R. Van Geem Sr. and Ruth B. Van Geem

known to me to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that they executed the same.  
Witness my hand and official seal.

Ethelyn H. Olson  
Notary Public in and for said County and State

Ethelyn H. Olson

Name (Typed or Printed)



corporation, corporate seal sealed in be- and each of nd deed.  
(OFFICIAL SEAL)

3403(1/72)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath Trust Federal S & L  
2943 S. 6th St.  
Klamath Falls, Or 97601  
NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

ss.

I certify that the within instrument was received for record on the 20th day of February, 1980, at 3:54 o'clock P.M., and recorded in book M80 on page 3362 or as file/reel number 80946, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. -D. Milne  
By Pamela H. H. Deputy  
Recording Officer

Fee \$3.50

SPACE RESERVED  
FOR  
RECORDER'S USE

STAPLE HERE

180 FEB 20 PM 3 54