

80947

WARRANTY DEED

Theodore J. Paddock

KNOW ALL MEN BY THESE PRESENTS, That

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Wayne Hurley Building Company, Inc. 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 of Block 7, 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: Taxes for the fiscal year 1978-79 a lien but not yet due and payable.

Rights of the public in and to any portion of the herein described premises lying within the limits of the streets, roads and highways. Easement, including the terms and provisions thereof, given by Lloyd J. Gobel, Administrator, to the Pacific Telephone and Telegraph Company, a California corporation dated May 12, 1942, recorded August 1, 1942 in Volume 149, page 144, Deed Records of Klamath County, Oregon.

Reservations as contained in plat dedication, Conditions and restrictions, but omitting restrictions, if any based on color race, religion or national origin, imposed by instrument, including the terms and provision thereof, dated December 8, 1969, recorded December 22, 1969 in Volume M69, page 10609, continued of reverse. (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 stated above and on the reverse of this deed and those apparent upon the land, if any as of the date of this deed.

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 \$ 16,000.00. 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 ©, 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 25 day of September, 1978; 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.

Theodore J. Paddock

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath

September 25, 1978

Personally appeared the above named

Theodore J. Paddock

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

My Commission Expires July 13 1981

Theodore J. Paddock

GRANTOR'S NAME AND ADDRESS

Wayne Hurley

GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath Trust Federal S+L
2943 S. 16th 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 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:

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/roll number

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer

By

Deputy

Real Estate Contract, including the provisions thereof

Dated: June 27, 1977

Recorded: July 14, 1977

Volume M77, page 12506, Microfilm Records of Klamath County, Oregon

Vendor: James R. Van Geem, Sr. and Ruth B. Van Geem, Husband and Wife

Vendee: Theodore J. Paddock and Mary Paddock, Husband and Wife

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STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.

this 20th day of February A. D. 1980 at 3:56'clock P. M., or

July recorded in Vol. M80, of Deed on Page 3363

Wm D. MILNE, County Clerk

By Berntha H. Hetch

Fee \$7.00

Theodore J. Paddock

STATE OF OREGON, County of Klamath, ss.
I, Berntha H. Hetch, County Clerk, do hereby certify that the foregoing instrument was duly recorded in the office of the County Clerk of Klamath County, Oregon, on the 20th day of February, A. D. 1980, at 3:56'clock P. M., or July recorded in Vol. M80, of Deed on Page 3363.

