

1-1-74

87640

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
ROY D. DUGAN and SHIRLEY J. DUGAN, 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 ap-
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 8, Block 13, of the Resubdivision of Block 13 of BUENA VISTA,
TRACT NO. 1176, in the County of Klamath, State of Oregon, EXCEPT
THEREFROM the Easterly 19 feet.

(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, easements or restrictions of record, or easements and restrictions
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 \$52,500.00.
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 day of 1980;
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) ss.
July 30, 1980.

Personally appeared the above named

Theodore J. Paddock

and acknowledged the foregoing instru-
ment to be his voluntary act and deed.

Before me:

(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires:

STATE OF OREGON, County of) ss.
1980.

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 be-
half 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)

Theodore J. Paddock

2972 South Sixth Street

Klamath Falls, Oregon 97601

GRANTOR'S NAME AND ADDRESS

Roy D. and Shirley J. Dugan

Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

SHASTA BRANCH KLAMATH FIRST FEDERAL

SAVINGS & LOAN ASSOCIATION

NAME, ADDRESS, ZIP

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

SHASTA BRANCH KLAMATH FIRST FEDERAL

SAVINGS & LOAN ASSOCIATION

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instru-
ment was received for record on the
31st day of July, 1980,
at 3:51 o'clock P.M., and recorded
in book/reel/volume No. M80
on page 14272 or as document/fee/file/
instrument/microfilm No. 87640,
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Wm. D. Milne

NAME

TITLE

By Bernetha A. Paddock Deputy

Fee \$3.50