

1-1-74 95296

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That PADDOCK REAL ESTATE CO., an Oregon corporation

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by LAWRENCE J. KOHLER and SUSAN A. KOHLER, 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:

Lots 17 and 18, Block 4 of FAIRHAVEN HEIGHTS, in the County of Klamath, State of Oregon..

SUBJECT TO:

1. An easement created by instrument, including the terms and provisions thereof, recorded September 3, 1947 in Book 210 and page 489, Klamath County Records.

(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 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 \$ 25,000.00

① However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). ② (The sentence between the symbols ①, 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 23rd day of January, 1981; 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 _____) ss.
_____, 19____

Personally appeared the above named _____

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

PADDOCK REAL ESTATE CO.

By: Ralph A. Crawford, PRESIDENT

By: Gloria E. Cannon, SECRETARY

STATE OF OREGON, County of Klamath) ss.
January 29, 1981

Personally appeared Ralph A. Crawford and Gloria E. Cannon 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 Paddock Real Estate Co.

_____ 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:

Gerald V. Brown

Notary Public for Oregon

My commission expires: 11-12-82

(OFFICIAL SEAL)

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instrument was received for record on the 30th day of January, 1981, at 3:44 o'clock P.M., and recorded in book M-81 on page 1497 or as file/reel number 95296, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn - County Clerk

By Jeacqueline J. Mett Recording Officer
Deputy

Fee \$3.50

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to: SHASTA BRANCH
KLAMATH FIRST FEDERAL SAVINGS
& LOAN ASSOCIATION
2943 South Sixth Street
Klamath, Oregon 97601

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

NAME, ADDRESS, ZIP