

1-1-74

97395

WARRANTY DEED



KNOW ALL MEN BY THESE PRESENTS, That THEODORE J. PADDOCK and DEBRA A. PADDOCK, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by FRANK SURROZ, JR., 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 10 and 12; Lot 13, LESS the Southerly 25 feet thereof, and all that portion of Vacated Marina Drive adjacent to said Lot 13 described as follows: Beginning at a point on the Westerly line of said Lot 13 which is 25 feet Northerly from the Southwest corner thereof; thence Northerly along the Westerly line of said Lot 13 to a point 10 feet Southerly from the Northwest corner thereof; thence S. 80°00'W. a distance of 30.0 feet to a point; thence Southeasterly in a straight line to the point of beginning; all being in Marina Park, according to the correction plat thereof on file in the office of the County Clerk 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 covenants, conditions, restrictions, reservations, rights, rights of way and easements now of record

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 \$.....

① However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which).^① (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 19th day of March, 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 Klamath) ss.
March 19, 1981.

Personally appeared the above named Theodore
J. Paolillo & Debra H.
Paolillo

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

(OFFICIAL SEAL)
Before me,
Notary Public for Oregon
My commission expires: 8-23-82

STATE OF OREGON, County of Klamath) ss.
March 19, 1981)

Personally appeared Theodore J. Paddock and
Debra A. Paddock 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)

STATE OF OREGON, }
County of Klamath } ss.

I certify that the within instrument was received for record on the 19th day of March, 1981, at 4:36 o'clock P.M., and recorded in book/reel/volume No. M81 on page 5048 or as document/fee/tile/instrument/microfilm No. 97395, Record of Deeds of said county.

Witness my hand and seal of
County affixed.
Evelyn Beihn County Clerk

NAME TITLE
By Debra A. Jansen Deputy
Fee \$3.50

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return for

Frank Surroz
P.O. Box 1385
K. Falls 97601

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

NAME ADDRESS ZIP

SPACE RESERVED
FOR
RECORDER'S USE