

## -WARRANTY DEED-

THEODORE J. PADDOCK and RALPH A. CRAWFORD and JOAN E. CRAWFORD, husband and wife, Grantors, convey and warrant to WILLIAM H. SMITH and BETTY J. SMITH, husband and wife, Grantees, the following described real property situate in Klamath County, Oregon, free of all encumbrances, except as specifically set forth herein:

Lot 13, GRACE PARK, in the County of Klamath, State of Oregon

## SUBJECT TO AND EXCEPTING:

(1) Regulations, including levies, liens and utility assessments of the City of Klamath falls; (2) Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District; (3) Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Enterprise Irrigation District; (4) Easement dated May 13, 1943, recorded May 18, 1943 in Book 155, page 304, in favor of California Oregon Power Company; (5) Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin as shown on the recorded plat of Gract Park; (6) Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion, or national origin, imposed by instrument recorded July 16, 1951 in Book 248, page 421; (7) Reservations, restrictions, easements and rights of way of record and those apparent upon the land.

The true and actual consideration for this transfer is Seventy Two Thousand and No/100ths (\$72,000.00) DOLLARS.

Until a change is requested, all tax statements shall be mailed to: \_\_\_\_\_

DATED this 10 day of January, 1980.

Theodore J. Paddock

Ralph A. Crawford

Joan E. Crawford

STATE OF OREGON )

County of Klamath )

ss. January 10, 1980.

Personally appeared the above-named THEODORE J. PADDOCK and RALPH A. CRAWFORD and JOAN E. CRAWFORD, husband and wife, and acknowledged the foregoing instrument to be their voluntary act. Before me:

Lusan C. Pate  
Notary Public for Oregon

STATE OF OREGON, )  
County of Klamath )

Filed for record at request of

**WILLIAM P. BRANDSNESS**  
A PROFESSIONAL CORPORATION  
ATTORNEY AT LAW  
411 PINE STREET  
KLAMATH FALLS, OREGON 97601

this 6th day of April, A.D. 1983

3:28 o'clock P M, and duly

recorded in Vol M83 of Deeds

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4.00

**EVELYN BIEHN**, County Clerk

By Lucy H. Harte Deputy

Fee \_\_\_\_\_