

64830

WARRANTY DEED

Vol. 1986 Page 9197

JON DENNIS PADDOCK

DENNIS PADDOCK also known as

JEAN A. DAVENPORT

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by _____, 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:

SEE THE REVERSE SIDE OF THIS DEED FOR THE LEGAL DESCRIPTION WHICH IS MADE A PART OF THIS DEED



MOUNTAIN TITLE COMPANY

"This instrument will not allow use of the property described in this instrument in violation of applicable land use laws and regulations. Before signing or accepting this instrument, the person acquiring fee title to the property should check with the appropriate city or county planning department to verify approved uses."

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 on the reverse side 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 \$ 67,000.00. (The sentence between the symbol's O, 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 28th day of May, 1986; 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)

JON DENNIS PADDOCK

STATE OF OREGON

County of Klamath

May

1986

Personally appeared the above-named

JON DENNIS PADDOCK

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 11/16/87

STATE OF OREGON, County of

ss.

Personally appeared

and

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

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.

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

Jon Dennis Paddock

4881 Gatewood
Klamath Falls, OR 97603

GRANTOR'S NAME AND ADDRESS

Jean A. Davenport
6420 South Sixth Street
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

SAME AS GRANTEE

NAME, ADDRESS, ZIP

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/reel number

Record of Deeds of said county. Witness my hand and seal of County affixed.

By

Recording Officer
Deputy

- continued on the reverse side of this deed -

SUBJECT TO:

1. City Lien in favor of the City of Klamath Falls,
Original Amount: \$3,880.13
Improvement: 289
Card No.: 9
(affects Parcel 1)

The Grantee named on the reverse side of this deed agrees to assume and pay in full the above described City Lien as of the date of this deed.

2. City Lien in favor of the City of Klamath Falls,
Original Amount: \$3,035.35
Improvement: 289
Card No.: 10
(affects Parcel 2)

The Grantee named on the reverse side of this deed agrees to assume and pay in full the above described City Lien as of the date of this deed.

LEGAL DESCRIPTION:

PARCEL 1: Lot 1 in Block 13 of FAIRVIEW ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2: Beginning at the Northeast corner of Lot 1 in Block 13 of FAIRVIEW ADDITION to the City of Klamath Falls, Klamath County, Oregon; thence East at right angles to Wilford Avenue forty-four (44) feet; thence South and parallel to Wilford Avenue, seventy (70) feet; thence West at right angles to Wilford Avenue forty-four (44) feet to the Southeast corner of said Lot 1; thence North on the East line of said Lot 1 to the point of beginning.

PARCEL 3: Lot 2 in Block 13, FAIRVIEW ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 4: Beginning at the Northeast corner of Lot 2, Block 13, FAIRVIEW ADDITION to the City of Klamath Falls; thence South 89°55' East, 44.0 feet; thence South, 50.0 feet; thence North 89°55' West, 44.0 feet; thence North, 50.0 feet to the point of beginning.

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

on this 29th day of May A.D., 19 86
at 9:07 o'clock A M. and duly recorded
in Vol. M86 of Deeds Page 9197
Evelyn Biehn, County Clerk
By [Signature] Deputy.

Fee, \$14.00