

KNOW ALL MEN BY THESE PRESENTS, That
 Henry J. Caldwell, Jr. and Deborah L. Caldwell, Husband and Wife
 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
 Jon Dennis Paddock and Flora L. Paddock, Husband and Wife
 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 1 in Block 6, TRACT 1016, GREEN ACRES, according to the official plat
 thereof on file in the office of the County Clerk of Klamath County
 Oregon.



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

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 \$ 62,500.00
 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 91.030.)

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 5th day of August, 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)

Henry J. Caldwell, Jr.

Deborah L. Caldwell

STATE OF OREGON,

County of Klamath

August 5

19 86

Personally appeared the above named

Henry J. Caldwell, Jr. and

Deborah L. Caldwell

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

(OFFICIAL
 SEAL)

Notary Public for Oregon

My commission expires: 7/13/89

STATE OF OREGON, County of

ss.

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:

(OFFICIAL
 SEAL)

Notary Public for Oregon

My commission expires:

Henry J. Caldwell, Jr. and Deborah L. Caldwell

GRANTOR'S NAME AND ADDRESS

Jon Dennis Paddock and Flora L. Paddock

2319 Brainerd

Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Per Grantee

NAME, ADDRESS, ZIP

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

Per Grantee

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of

I certify that the within instru-
 ment 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.

Recording Officer

By

Deputy

SUBJECT TO:

5418

1. Taxes for the fiscal year 1986-1987, a lien, not yet due and payable.
2. Easements and restrictions as contained in plat dedication, to wit: "A 20 foot building setback from all street lines; 16 foot drainage easements as shown on the annexed plat to provide ingress and egress for the construction and maintenance of a drainage ditch; 16 foot utility easements as shown on the annexed plat to provide ingress and egress for the construction and maintenance of said utilities." (Utility and Drainage Easements affect rear 8 feet)
3. Conditions and Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms and provisions thereof, recorded July 24, 1970 in Volume M70, page 6147, Microfilm Records of Klamath County, Oregon.
4. Terms and conditions of the Articles of Incorporation of Green Acres Improvement District, recorded July 10, 1973 in Volume M73, page 8797, Microfilm Records of Klamath County, Oregon.
5. Trust Deed, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.
Dated: August 10, 1977
Recorded: August 17, 1977 in Volume M77, page 15026, Microfilm Records of Klamath County, Oregon
Amount: \$41,100.00
Grantor: Henry James Caldwell, Jr., a single man
Trustee: William L. Sisemore
Beneficiary: Klamath First Federal Savings and Loan Association of Klamath Falls, Oregon

SAID DEED OF TRUST GRANTEE ON THE REVERSE OF THIS DOCUMENT AGREES TO ASSUME AND PAY.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the _____ day
of _____ August _____ A.D., 19 _____ 86 at _____ 8:44 o'clock _____ AM., and duly recorded in Vol. _____ M86
of _____ Deeds _____ on Page _____ 13824

FEE \$14.00

Evelyn Biehn, County Clerk
By _____ *Ram Smith*