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#M31625



# Aspen

## TITLE & ESCROW, INC.

### WARRANTY DEED (INDIVIDUAL)

Vol M87

Page 20392

THEODORE J. PADDOCK and RALPH A. CRAWFORD and JOAN E. CRAWFORD

convey(s) to RICHARD A. PADDOCK and VIRGINIA R. PADDOCK, husband and wife hereinafter called grantor,

County of Klamath, State of Oregon, described as: all that real property situated in the

Lot 3, Block 63, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

#### SUBJECT TO:

1. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
2. Trust Deed in favor of Klamath First Federal Savings and Loan Association, recorded July 19, 1977 in Book M-77 at page 12781, which Grantees herein hereby assume and agree to pay and hold Grantors herein harmless therefrom.

"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."

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except AS NOTED ABOVE

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 17,094.03. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which) (Delete between symbols; if not applicable. See ORS 93.030)

In construing this deed and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument this 4th day of November, 19 87.

*Theodore J. Paddock*

*Joan E. Crawford*  
*Ralph A. Crawford*

STATE OF OREGON, County of Klamath,  
on this 4th day of November, 19 87 ss.

Personally appeared the above named Theodore J. Paddock and Ralph A. Crawford and Joan E. Crawford and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: *Harlene J. Addington*  
Notary Public for Oregon  
My Commission Expires: 3-22-89

Theodore J. Paddock  
Ralph A. & Joan E. Crawford

GRANTOR'S NAME AND ADDRESS

Richard A. & Virginia R. Paddock

GRANTEE'S NAME AND ADDRESS

After recording return to:

Richard A. & Virginia R. Paddock  
5046 Tingley Lane

Klamath Falls, OR 97603

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

Richard A. & Virginia R. Paddock  
As Above

NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 9th day of November, 19 87, at 4:16 o'clock P M., and recorded in book/reel/volume No. M87 on page 20392 or as document/fee/file/instrument/microfilm No. 81407, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By *Pat Smith* Deputy

Fee: \$10.00