



Aspen Title #01032373

WARRANTY DEED - INDIVIDUAL

AFTER RECORDING RETURN TO:
THEODORE J. PADDOCK
DEBRA A. PADDOCK

1221 Vista Way
City, 97601

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

RALPH G. BUNDESON hereinafter called grantor, convey(s) to
THEODORE J. PADDOCK and DEBRA A. PADDOCK, husband and wife
hereinafter called grantee all that real property situated in
the County of Klamath, State of Oregon, described as:

SEE ATTACHED EXHIBIT "A"

"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."

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except 1) Regulations,
including levies, liens and utility assessments of the City of
Klamath Falls. 2) Conditions, Restrictions as shown on the
recorded plat. 3) Rights of the public in and to any portion of
the herein described premises lying within the boundaries of
roads or highways. 4) Right, title or interest of the public,
including governmental bodies in and to that portion of said
premises lying below the ordinary high water line of Upper
Klamath Lake and public rights of fishing and recreation in and
to the shoreline of said river. 5) Regulations, including
levies, assessments, water and irrigation rights of easements
for ditches and canals, of Lake Shore Gardens Drainage District.
6) Easement, recorded December 26, 1939 in Book 126 at page
180. 7) Reservations and restrictions as shown in deed recorded
November 9, 1940 in Book 133 at page 162. 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
\$29,000.00.

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 28th day of June 1988.

Ralph G. Bundeson
RALPH G. BUNDESON

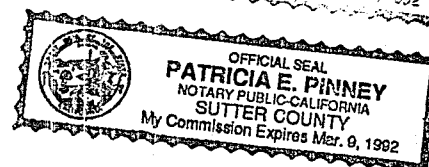
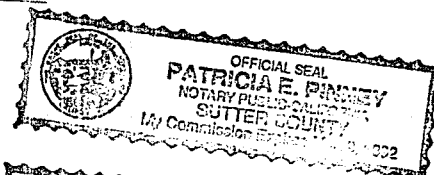
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PAGE 2STATE OF CALIFORNIA, County of Sutter) ss.On this 8th day of JULY, 1988,

Personally appeared the above named RALPH G. BUNDESON, proved to me to be the
and acknowledged the foregoing instrument to be their same on the basis
voluntary act and deed. of satisfactory
evidence

Before me: Patricia E. Pinney
Notary Public for California
My Commission Expires: 3-9-92



12906

EXHIBIT "A"

All of Lot 60 and the Westerly portion of Lot 59, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Southwesterly corner of Lot 59 of LAKESHORE GARDENS; thence North 731.5 feet to the Northwesterly corner of said Lot 59; thence North 84 degrees 09' East along the Northerly line of said Lot 59, a distance of 120 feet; thence South parallel to the Westerly line of said Lot 59 to the Southerly line of said Lot 59; thence Southwesterly along the Southerly line of said Lot 59 to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 10th day
of Aug. A.D., 19 88 at 4:08 o'clock P. M., and duly recorded in Vol. M88
of Deeds on Page 12904.

FEE \$13.00

Evelyn Biehn County Clerk

By Daniel M. Mendenhall