

1-1-74

25344

WARRANTY DEED

Vol. m91 Page 1873

KNOW ALL MEN BY THESE PRESENTS, That.....Paddock Real Estate Co.

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by.....  
Ryan Lee Garrett & Diane Marie Garrett, as tenants by the entirety....., 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 ap-  
pertaining, situated in the County of.....Klamath..... and State of Oregon, described as follows, to-wit:

Lot 10 in Block 53, SECOND ADDITION TO HOT SPRINGS TO THE CITY OF KLAMATH  
FALLS, OREGON, in the County of Klamath, State of Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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,  
easements or restrictions of record, common to the area or apparent on the face  
of the land.

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 \$16,500.00  
~~the whole consideration (indicate which part of the consideration is to be paid for the premises and which part is to be paid for the interest in the premises)~~  
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 14th day of February, 1978;  
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)

Paddock Real Estate Co.

STATE OF OREGON, )  
County of ..... ) ss.  
....., 19.....

Personally appeared the above named.....

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

Before me:

(OFFICIAL  
SEAL)

Notary Public for Oregon  
My commission expires:

STATE OF OREGON, County of.....Klamath..... ) ss.

February 16, 1978  
Personally appeared Theodore J. Paddock 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 Paddock  
Real Estate Co.  
..... 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:

Earlene L. Addington  
Notary Public for Oregon  
My commission expires: 3-22-81

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|--|--|
| Paddock Real Estate Co.  |  |
| 2972 South Sixth Street  |  |
| Klamath Falls, Oregon 97601  |  |
| GRANTOR'S NAME AND ADDRESS   |  |
| Ryan L. Garrett and Diane Marie Garrett  |  |
| 5637 Cottage   |  |
| Klamath Falls, Oregon 97601  |  |
| GRANTEE'S NAME AND ADDRESS   |  |
| After recording return to:   |  |
| John W. and Earla M. Patton  |  |
| P.O. Box 1516  |  |
| Marysville, WA 98270   |  |
| NAME, ADDRESS, ZIP   |  |
| Until a change is requested all tax statements shall be sent to the following address. |  |
| Ryan L. Garrett and Diane Marie Garrett  |  |
| 5637 Cottage   |  |
| Klamath Falls, Oregon 97601  |  |
| NAME, ADDRESS, ZIP   |  |

STATE OF OREGON, )  
County of.....Klamath..... ) ss.

I certify that the within instru-  
ment was received for record on the  
30th day of.....Jan....., 1991,  
at.....2:06..... o'clock P.M., and recorded  
in book.....M91..... on page 1873..... or as  
file/reel number.....25344.....,  
Record of Deeds of said county.

Witness my hand and seal of  
County affixed.

Evelyn Biehn, County Clerk  
Recording Officer  
By Dorlene Mulendy Deputy

Fee \$28.00