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MC 37532

FORM No. 633—WARRANTY DEED (Individual or Co-Partners)

Aspen T. H. #04037532

THE NEW LAW PUBLISHING CO. PORTLAND, OREGON 97204

34719

WARRANTY DEED

Vol. 191 Page 18781

KNOW ALL MEN BY THESE PRESENTS, That  
RUTH S. PADGETT

RUTH S. BOIVIN (Formerly

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WRG  
WILLIAM ADDINGTON and MARLENE ADDINGTON, husband and wife, 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:

East one-half of Lot 21 and all of Lot 22, Block 8, HILLSIDE ADDITION, in  
the City of Klamath Falls, 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 excepting:  
(1) 1988-89 taxes, a lien not yet payable; (2) Regulations, including levies, liens and  
utility assessments of the City of Klamath Falls; (3) Conditions, Restrictions as shown  
on the recorded plat of Hillside Addition;

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 \$94,000.00

However, the actual consideration consists of or includes other property or value given or promised which is  
the whole part of the consideration (indicate which) (The sentence between the symbols @, 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 18th day of August, 19 88;  
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.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DE-  
SCRIBED 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.

Ruth S. Boivin

STATE OF OREGON,

County of Klamath ss.August 18, 1988

Personally appeared the above named

Ruth D. Boivin

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

Before me,  
(OFFICIAL SEAL) Shandra Handaker  
Notary Public for Oregon  
My commission expires: 7-23-89

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 \_\_\_\_\_

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: \_\_\_\_\_

(If executed by a corporation, affix corporate seal)

Ruth S. Boivin (formerly Ruth S. Padgett)  
1200 Mira Mar Avenue  
Medford, OR 97504

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

William & Marlene Addington  
1967 Lawrence  
Klamath Falls OR 97601

NAME, ADDRESS, ZIP

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

William & Marlene Addington  
1967 Lawrence  
Klamath Falls OR 97601

NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON,

County of Klamath ss.

I certify that the within instru-  
ment was received for record on the  
18th day of Sept., 1991,  
at 10:43 o'clock A.M., and recorded  
in book/reel/volume No. M91 on  
page 18781 or as fee/file/instru-  
ment/microfilm/reception No. 34719  
Record of Deeds of said county.

Witness my hand and seal of  
County affixed.

Evelyn Biehn, County Clerk  
NAME TITLE

By Shandra Handaker Deputy

Fee \$28.00

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