

55412

WARRANTY DEED

Vol. 92 Page 30215

KNOW ALL MEN BY THESE PRESENTS, That Homes Four Rent

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by James F. Inman, Jr., III, 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 appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 7, Block 45, FIRST ADDITION of the City of Klamath Falls.
Legal description more particularly described on reverse.

Subject, however, to the following:

1. Mortgage, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.

Dated: May 7, 1974

Recorded: May 9, 1974, in Volume M74, Page 5759, Microfilm Records of Klamath County, Oregon.

Amount \$4,000.00

Mortgagor: Theodore J. Paddock and Mary Paddock, husband and wife,

Mortgagee: Pacific West Mortgage Co., an Oregon corporation,

and Seller further covenants to and with Buyers that the said prior mortgage shall be paid in full prior to, or at the time this contract is (for continuation of this document, see reverse side of this deed.)

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 as noted of record as of the date of this deed and those apparent upon the land, if any, as of the date of this deed,

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 \$7,649.50

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole or 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 May 1, 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)

HOMES FOUR RENT
By: Samuel J. Slighthon aka Sam J. Slighthon

By: James F. Inman, Jr., III

STATE OF OREGON, }
County of Klamath } ss.
May 1, 1978.

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

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 behalf 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: 3-19-81

Notary Public for Oregon

My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

James F. Inman, Jr., III
c/o 2005 Delpha Drive
Napa, CA 94558

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.
County of _____
I certify that the within instrument 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.

By _____ Recording Officer
Deputy

SPACE RESERVED FOR RECORDER'S USE

Legal description continued.....

Beginning at a point on the Northerly line of Washington Street, 7.3 feet northeasterly of the Southwest corner of Lot 7 in Block 45 of FIRST ADDITION TO the City of Klamath Falls, Oregon; thence Northeasterly along said Northerly line of Washington Street, 44.8 feet more or less, to the Southeasterly corner of said Lot 7; thence Northwesterly and following the Easterly line of said Lot 7, 110.0 feet to the alley through said Block 45; thence Southwesterly along the Southerly line of said alley 44.8 feet; thence Southeasterly and parallel with the Easterly line of Sixth Street 110.0 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co the 21st day
of Dec. A.D., 19 92 at 10:51 o'clock A M., and duly recorded in Vol. M92,
of _____ of Deeds on Page 30215.

FEE **\$35.00**

Evelyn Biehn - County Clerk
By Douglas Miller

NO1350 40 25NTM

- instant children will have children
 will not be needed for another 20 years
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10410 25th Ave
Riverside