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60751 '93 APR 30 AM 9 49

WARRANTY DEED

Vol. 193 Page 9302

KNOW ALL MEN BY THESE PRESENTS, That PEYTON & Co.

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
THEODORE J. PADDOCK

hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

This Warranty Deed is being recorded to correct the legal description.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with 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 those of record and apparrant on the land and common to the area

and that grantor will warrant and forever defend the 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 \$ 440.00

①However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). ①(The sentence between the symbols①, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 19th day of April, 1993; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

Peyton & Co
By Calvin P. Peyton, Pres

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on April 19th, 1993,

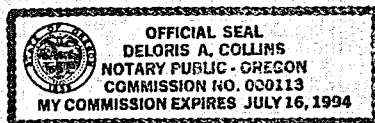
by

This instrument was acknowledged before me on _____, 19____,

by

as

of



Deloris A. Collins
Notary Public for Oregon
My commission expires _____

Grantor's Name and Address

Grantee's Name and Address

After recording return to (Name, Address, Zip):

5113 So. 6th St.
City, 97601

Until requested otherwise send all tax statements to (Name, Address, Zip):

McEldowney
5113 So. 6th St. 13RD NW Harrison
City, 97601 Corvallis, OR
97330SPACE RESERVED
FOR
RECORDER'S USESTATE 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/reel/volume No. _____ on page _____ and/or as fee/file/instrument/microfilm/reception No. _____, Record of Deeds of said County.

Witness my hand and seal of County affixed.

NAME TITLE
By _____, Deputy.

EXHIBIT "A"

All of that certain parcel of land conveyed by the City of Klamath Falls, Oregon to the Central Pacific Railway Company by Deed dated May 17, 1926 and recorded May 18, 1926 in Book 69 at Page 561, Deed Records of Klamath County, Oregon, described as follows:

Beginning at a point on West Main Street North 66 degrees 30' East 145 feet from the Northwest corner of Lot 1, Block 3 of WEST KLAMATH FALLS, OREGON; thence South 17 degrees 50' East 317.6 feet to line between Lots 3 and 4, Block 3; thence South 6 degrees 45' East 695.4 feet parallel to South Riverside Street; thence South 55 degrees 30' East 76.29 feet; thence South 89 degrees 30' East 156 feet; thence South 47 degrees 15' East 263 feet to shore of Link River of Lake Ewauna; thence North 22 degrees 45' East 48.0 feet; thence North 6 degrees 15' West 254.0 feet; thence North 28 degrees 45' West 636.24 feet; thence North 32 degrees 7' West 446.50 feet to the Southerly side of West Main Street; thence South 66 degrees 30' West 42.0 feet to the place of beginning.

ALSO EXCEPTING THEREFROM that portion conveyed to State of Oregon by and through its State Highway Commission by Deed recorded November 14, 1956 in Book 288 at Page 44, Deed Records of Klamath County, Oregon.

CODE 1.1 MAP 3809-32CA TL 2600

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 30th day of April A.D., 19 93 at 9:49 o'clock A M., and duly recorded in Vol. M93 of Deeds on Page 9302.

FEE \$35.00

Evelyn Biehn County Clerk
By Pauline M. Henderson