

36170

MTC 41099-SD  
WARRANTY DEEDVol. M97 Page 11514

PETER CARROLL RAY,  
Grantor(s) hereby grant, bargain, sell and convey to:  
EUGENE PADGETT and BARBARA E. PADGETT, with the rights of survivorship,  
Grantee(s) and grantee's heirs, successors and assigns the following described  
real property, free of encumbrances except as specifically set forth herein in  
the County of KLAMATH and State of Oregon, to wit:

LOT 7 IN BLOCK 13 OF FOURTH ADDITION TO CYPRESS VILLA, ACCORDING TO THE  
OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF  
KLAMATH COUNTY, OREGON.

SUBJECT TO: all those items of record and those apparent upon the land, if  
any, as of the date of this deed and those shown below, if any:  
and the 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.

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 TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST  
PRACTICES AS DEFINED IN ORS 30.930.

The true and actual consideration for this conveyance is \$ 135,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 1135 LINCOLN STREET, KLAMATH FALLS, OR 97601

Dated this 17 day of April, 1997.

Peter Carroll Ray  
PETER CARROLL RAY

STATE OF OREGON

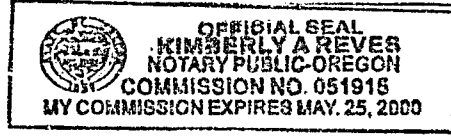
COUNTY OF KLAMATH

SS. April 17 19 97

Personally appeared the above named PETER CARROLL RAY

and acknowledged the foregoing instrument to be his voluntary act.

(seal)



Before me:

Kimberly A. Reves  
Notary Public for Oregon  
My commission expires 5/25/2000

ESCROW NO. MT41099-SD

Return to:

EUGENE PADGETT  
1135 LINCOLN STREET  
KLAMATH FALLS, OR 97601

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of AmeriTitle  
of April A.D., 19 97 at 10:40 o'clock A M., and duly recorded in Vol. M97  
of Deeds on Page 11514  
FEE \$30.00  
by Bernetha G. Letsch, County Clerk  
Kathleen Ross