

36366

MTC 1396-8197

WARRANTY DEED (INDIVIDUAL)

Vol. 1177 Page 11926

ROY D. DUGAN and SHIRLEY J. DUGAN, husband and wife

THEODORE J. PADDOCK and DEBRA A. PADDOCK, husband and wife

of Klamath, State of Oregon, described as: all that real property situated in the County

SEE ATTACHED EXHIBIT "A"

97 APR 21 09:19

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except  
SEE ATTACHED EXHIBIT "A"

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 38,623.81 \*

Dated this 29th day of July, 1980

Roy D. Dugan

Shirley J. Dugan

STATE OF OREGON, County of Klamath ) ss.

On this 29th day of July, 1980 personally appeared the above named  
Roy D. Dugan and Shirley J. Dugan and acknowledged the foregoing  
instrument to be their voluntary act and deed.

Before me:

Charles Horstman

Notary Public for Oregon

My commission expires: 8-27-82

- \* The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.
- \*\* If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

## WARRANTY DEED (INDIVIDUAL)

TO

After Recording Return to:

Ted & Debbie Paddock  
1060 Lakeshore Dr.  
Klamath Falls, OR 97601

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 \_\_\_\_\_ Records of Deeds of said County.

Witness my hand and seal of County affixed.

Title

By \_\_\_\_\_ Deputy



## EXHIBIT "A"

A parcel of land situate in the NE $\frac{1}{4}$  of Section 15, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Commencing at the Northeast corner of Section 15, Township 39 South, Range 9 East of the Willamette Meridian; thence South 00° 10' 00" East along the East line of said Section 15, a distance of 460.40 feet; thence North 88° 39' 00" West 30.00 feet to the point of beginning for this description; thence continuing North 88° 39' 00" West 177.40 feet; thence South 00° 10' 00" East 75.00 feet; thence South 88° 39' 00" East 177.40 feet; thence North 00° 10' 00" West 75.00 feet to the point of beginning.

TOGETHER WITH an easement for the purpose of egress and ingress over and across the following described parcel:

Commencing at the Northeast corner of said Section 15; thence South 00° 10' 00" East, 535.40 feet; thence North 88° 39' 00" West 30.00 feet to the point of beginning for this description; thence continuing North 88° 39' 00" West 177.40 feet; thence South 00° 10' 00" East 20.00 feet; thence South 88° 39' 00" East 177.40 feet; thence North 00° 10' 00" West 20.00 feet to the point of beginning.

## Subject to:

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.
2. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 21st day  
of April A.D., 19 97 at 9:19 o'clock A. M., and duly recorded in Vol. M97  
of Deeds on Page 11926

FEE \$35.00

Bernetha G. Letsch, County Clerk  
by Kathleen Rose