

KNOW ALL MEN BY THESE PRESENTS, That KENNETH PAUL BOHON,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JEFFREY GLEN DODDRIDGE and CAROL JOYCE DODDRIDGE, 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 appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit: A tract of land situated in Lots 2, 3, 4 and 5 of the Re-Subdivision of Blocks 25 to 32 of ALTAMONT RANCH TRACTS, beginning at the Southwest corner of Lot 5 of said Re-Subdivision; thence North 135 feet along the West line of Lot 5 to the true point of beginning; thence East 170 feet; thence South 135 feet to the North line of Anderson Avenue; thence East along the North line of Anderson Avenue to the center line of Avalon Avenue; thence North along said center line to the Southerly right-of-way line of the Great Northern Railway as now located; thence Northwesterly along said right-of-way to the West line of Lot 2 of said subdivision; thence South along the West line of Lots 2, 3 and 4 and 5 of said subdivision to the point of beginning, including vacated portion of Avalon Avenue West of the center line and South of Great Northern Railway's right-of-way. SAVING AND EXCEPTING that portion deeded to Great Northern Railway by deed dated February 8, 1961, recorded February 15, 1961, in Vol. 327 page 339, Deed records of Klamath County, Oregon,

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

CONTINUED

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

and that grantor will warrant and forever defend the above granted 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 \$ 24,000.00

However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which).

In construing this deed and where the context so requires, the singular includes the plural.

WITNESS grantor's hand this 17th day of

April, 1974

STATE OF UTAH, County of Weber

Personally appeared the above named

Kenneth Paul Bohon

17 April, 1974

acknowledged the foregoing instrument to be

his voluntary act and deed.



Before me:

Notary Public for the State of Utah

12-9-74

My commission expires

NOTE—The notary between the symbols @, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session

WARRANTY DEED

Mr. Kenneth Paul Bohon

To Mr. and Mrs. J. G. Doddridge

AFTER RECORDING RETURN TO

First Federal
Shasta Plaza Bldg.
Klamath Falls, OR
97601

DON'T USE THIS SPACE, RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.

STATE OF OREGON

County of

I certify that the within instrument was received for record on the day of 1974

at 6 o'clock M., and recorded in book on page or as life number, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Title

By

Deputy

Until a change is requested, all tax statements shall be sent to the following name and address

First Federal - 540 Main - City

6342

SUBJECT TO:

1. Liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, easements, contracts, water and irrigation rights in connection therewith;
2. Reservations contained in deed executed by R. H. Ellis and Blanch Day Ellis, his wife, to Bertha D. Wallace, dated 7/15/27, recorded August 16, 1927, in Vol. 77 page 331, Deed records of Klamath County, Oregon as follows: ".....reserving to the grantors an easement and right-of-way for the purpose of constructing and maintaining an irrigation ditch along the boundary line or lines of the land hereinabove described."
3. Warranty Clearance Easement, including the terms and provisions thereof, given by Lloyd E. McFarland and Emma R. McFarland, husband and wife, to the United States of America, dated August 3, 1964, recorded August 13, 1964, in Vol. 355, page 320, Deed records of Klamath County, Oregon.

STATE OF OREGON,
County of Klamath

Filed for record at request of

KLAMATH COUNTY TITLE CO

at this 21st day of May A.D. 1964

at 12:05 o'clock P.M. and duly

recorded in Vol. M 71 of DEEDS

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Wm E. MILNE, County Clerk

By *Paul Hays* Deputy

on \$ 1.00