

38-1115/

17666

WARRANTY DEED

Vol. *M*

Page 12608

KNOW ALL MEN BY THESE PRESENTS, That Lawrence J. Johnson

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
Phillip B. Doddridge

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:
The following described real property situate in Klamath County, Oregon, being a portion of Lot 3, Block 52, Buena Vista Addition to the City of Klamath Falls and more particularly described as follows: Beginning at a point at the SE corner of said lot 3, thence Northwesterly, along the Southwest line thereof a distance of 79.73' to a ½ inch iron pin; thence N 18° 17' 10" E a distance of 12.00' to a ½ inch iron pin; thence S 71° 42' 50" E 79.73' to a ½ inch iron pin on the Southeasterly line of said lot 3; thence southwesterly, along said southeasterly line a distance of 12.00' to the point of beginning.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 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 \$ 10.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which).^① (The sentence between the symbols^①, 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 14 day of August, 1976;
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.

Lawrence J. Johnson

(If executed by a corporation,
affix corporate seal)

STATE OF OREGON,

County of Klamath } ss.
August 14, 1976

Personally appeared the above named

Lawrence J. Johnson

and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: February 2, 1979

STATE OF OREGON, County of _____) ss.

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 be-
half 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:

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instru-
ment was received for record on the
16th day of AUGUST, 1976,
at 10:49 o'clock AM., and recorded
in book M 76 on page 12608 or as
file/reel number 17666

Record of Deeds of said county.
Witness my hand and seal of
County affixed.

WM. D. MILNE

Recording Officer

By Hazel Drayton Deputy

FEE \$ 3.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Phillip B. Doddridge
7640 Cannon
Klamath Falls, Or 97601
NAME, ADDRESS, ZIP

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

Same

NAME, ADDRESS, ZIP