

1-1-74

17667

WARRANTY DEED

Vol 76 Page 12609



38-1142

KNOW ALL MEN BY THESE PRESENTS, That THELMA RUTH GARRETT, a single person,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by PHIL DODDRIDGE, a married man, as his individual property, 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:

Lot 2 in Block 52 of BUENA VISTA ADDITION  
TO THE CITY OF KLAMATH FALLS, Klamath  
County, Oregon.

(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 \$ 750.00.  
~~However, the actual consideration consists not only of the money so paid, but also of the property promised, which is the whole consideration (indicate which) (The sentence between the symbols ©, 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 9 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.

X *Thelma Ruth Garrett*

(If executed by a corporation, affix corporate seal)

STATE OF CALIFORNIA, California )

County of Santa Clara ) ss.

Aug 9, 1976

Personally appeared the above named

*Thelma Ruth Garrett*

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

Before me:

*Francis Diaz*

Notary Public for California

My commission expires Feb 4, 1979

STATE OF OREGON, County of ) ss.

1976

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

behalf 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:

Notary Public for Oregon

My commission expires:

Theлма Ruth Garrett

2220 Stokes Street #1

San Jose, CA 95128

GRANTOR'S NAME AND ADDRESS

Phil Doddridge

7640 Cannon

Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Phil 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:

Phil Doddridge

7640 Cannon

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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 12609 or as

file/reel number 17667.

Record of Deeds of said county.

Witness my hand and seal of

County affixed.

WM. D. MILNE

Recording Officer

By *Reginald Deane* DeputySPACE RESERVED  
FOR  
RECORDER'S USE

FEE \$ 3.00