

01-10603 *m* 38-12287
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PHILLIP B. DODDRIDGE, also known as
PHIL DODDRIDGE, a married man, as

KNOW ALL MEN BY THESE PRESENTS, That his individual property hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GARY PHILLIP ROSS and DEBORAH LEE PERRY ROSS, 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 parcel of land situated in Lot 2 and 3 of Block 52 of Buena Vista Addition to Klamath Falls, Oregon being more particularly described as follows:

Beginning at a 1/2 inch iron pin marking the southeast corner of said Lot 2; thence N71°42'50"W, 139.53 feet to a 1/2 inch iron pin marking the southwest corner of said Lot 2; thence N18°17'10"E, 50.00 feet to a 1/2 inch iron pin marking the northwest corner of said Lot 2; thence S71°42'50"E along the northerly line of said Lot 2, 59.80 feet to a 1/2 inch iron pin; thence N18°17'10"E, 12.00 feet to a 1/2 inch iron pin; thence S71°42'50"E parallel to but 12.00 feet northerly of said northerly line of Lot 2, 79.73 feet to a 1/2 inch iron pin on the easterly line of said Lot 3; thence S18°17'10"W along the easterly line of said Block 52, 62.00 feet 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, reservations, restrictions, easements and rights of way of record and those apparent on the land, if any,

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 \$ 36,500.00.

~~OFFICIAL SEAL OF THE STATE OF OREGON, DEPARTMENT OF REVENUE, DIVISION OF TAXATION, KAMATH FALLS, OREGON~~

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 28th day of March, 1977; 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.

(If executed by a corporation, affix corporate seal)

Phil Doddridge
Phil Doddridge
Phillip B. Doddridge

STATE OF OREGON,

County of Klamath

March 28, 1977

Personally appeared the above named

Phil Doddridge

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 5-14-80

STATE OF OREGON, County of _____, ss.

Personally appeared _____, 19____

_____ 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:

(OFFICIAL SEAL)

Phil Doddridge

7640 Cannon

Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

Gary and Deborah Ross

2158 Thrall

Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Gary and Deborah Ross

2158 Thrall

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

Gary and Deborah Ross

2158 Thrall

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of KIAMATH, ss.

I certify that the within instrument was received for record on the 29th day of MARCH, 1977, at 3:38 o'clock P.M., and recorded in book M. 77 on page 5243 or as file/reel number 27355, Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE

By *W. D. Milne* Recording Officer Deputy

FEE \$ 3.00

SPACE RESERVED FOR RECORDER'S USE