

34067

FORM No. 622—WARRANTY DEED (Individual or Corporate)

STEVENS PRESS, LAW PUBLISHING CO., PORTLAND, ORE. 97204

1-1-74

A-28286

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That JOEL D. DeAVILLA

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by PHILLIP DODDRIDGE, 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 11, Eldorado Addition to the City of Klamath Falls, Oregon, SAVING AND EXCEPTING the West 8.47 feet thereof, AND Lots 3, 4, 5, in Block 11 Eldorado Addition to the City of Klamath Falls, Oregon, AND Lot 6 in Block 11, Eldorado Addition to the City of Klamath Falls, Oregon, SAVING AND EXCEPTING, that portion of said lot lying Southeasterly of a line drawn 12 feet Northwesterly of and parallel to the Southeasterly line of said Lot 6, in Block 11 of Eldorado Addition, all according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon,

SUBJECT TO: Reservations, restrictions, rights of way of record and those apparent upon the land; Assessments and charges of the City of Klamath Falls for sewer service.

(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 except taxes for fiscal year 1977-78;

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 \$15,000.00.

However, the actual consideration consists of or includes other property or value given or 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 15 day of August, 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.

Joel D. DeAvilla

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath

August 15, 1977

Personally appeared the above named

Joel D. DeAvilla

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 8-5-79

STATE OF OREGON, County of Klamath

Personally appeared

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)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Phillip Doddridge  
7640 Cannon Street  
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

Phillip Doddridge  
7640 Cannon Street  
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 15th day of AUGUST, 1977, at 12:01 o'clock P.M., and recorded in book M77 on page 14793 or as file/reel number 34067.

Witness my hand and seal of County affixed.

W. D. MINE

Recording Officer

By Deputy

FEE \$ 3.00