

38-13252

FORM No. 633—WARRANTY DEED (Individual or Corporate).

STEVENS PUBLISHING CO., PORTLAND, OR. 97204

1-1-74

35671

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That PHILLIP DODDRIDGE

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JAMES J. BELLET and SHERRY A. BELLET, 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 Block 11, Eldorado an addition to Klamath Falls, Oregon being a replat of vacated portions of Eldorado Heights, and Sunnyside Addition; being more particularly described as follows:

Beginning at a 3/4" iron pipe from which the Northwest corner of Lot 2 of said Block 11, Eldorado bears North 89°47' West 8.47 feet, thence from said point of beginning South 00°13'46" West parallel to the West line of said Lot 2, 99.79 feet to a 3/4" iron pipe on the South line of said Lot 2, thence South 89°27'18" East along the South line of said Lot 2, 46.25 feet to a 1/2" iron pin, thence South 89°47'00" East along the South line of Lot 3 of said Block 11, 18.75 feet to a 1/2" iron pin, thence North 00°13'00" East, 100.05 feet to a 1/2" iron pin on the North line of said Lot 3, thence North 89°47'00" West along the North line of said Lot 3 and Lot 2, 65.00 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 except covenants, conditions, restrictions, reservations, rights, rights of way and easements now of record.

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 \$4,500.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole of the 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 13 day of September, 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.

Phillip Doddridge
Phillip Doddridge

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

STATE OF OREGON, County of

County of Klamath

September 13, 1977

Personally appeared

ss.

Personally appeared the above named

Phillip Doddridge

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

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

Linda G. Chandler

LINDA G. CHANDLER

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires 5-12-79

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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

Phillip Doddridge

7640 Cannon

Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

Mr. and Mrs. James J. Bellet

1850 Leroy

Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. and Mrs. James J. Bellet

1850 Leroy

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

Mr. and Mrs. James J. Bellet

1850 Leroy

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

ss.

I certify that the within instrument was received for record on the 11th day of SEPTEMBER 1977, at 11:51 o'clock A.M., and recorded in book M77 on page 17112 or as file/reel number 35671, Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE

Recording Officer

By Hazel Drangel Deputy

FEE \$ 3.00