

38-13257

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

STANDARD PUBLISHING CO., PORTLAND, OR 97204

1-1-74

35672

WARRANTY DEED

Vol. 77 Page 17113

KNOW ALL MEN BY THESE PRESENTS, That PHILLIP DODDRIDGE

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOHN LUNDBERG 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 $\frac{1}{2}$ " iron pin from which the Northwest corner of Lot 2, Block 11 of Eldorado bears North $89^{\circ}47'00''$ West 73.47 feet, thence from said point of beginning South $00^{\circ}13'00''$ West 100.05 feet to a $\frac{1}{2}$ " iron pin on the South line of Lot 3 of said Block 11, thence South $89^{\circ}47'00''$ East along the South line of Lot 3 and Lot 4 of said Block 11, 62.00 feet to a $\frac{1}{2}$ " iron pin, thence North $01^{\circ}56'48''$ East 100.10 feet to a $\frac{1}{2}$ " iron pin on the North line of said Lot 4, thence North $89^{\circ}47'00''$ West along the North line of said Lot 3 and Lot 4, 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 hereby considered (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, 19 77 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) ss.

County of Klamath) ss.
September 13, 19 77

Personally appeared the above named
Phillip Doddridge

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.

and acknowledged the foregoing instru-
ment to be his voluntary act and deed

By Linda G. Chandler
LINDA G. CHANDLER
Notary Public for Oregon
My commission expires 5-12-81

Before me:

Notary Public for Oregon
My commission expires:

Phillip Doddridge
7640 Cannon
Klamath Falls, OR 97601
GRANTOR'S NAME AND ADDRESS

John Lundberg
515 Delta
Klamath Falls, OR 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:
John Lundberg
515 Delta
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

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

John Lundberg
515 Delta
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,) ss.

County of Klamath)

I certify that the within instru-
ment was received for record on the
11th day of SEPTEMBER, 19 77,
at 11:51 o'clock AM., and recorded
in book M77 on page 17113 or as
file/reel number 35672.

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

WM. D. MILNE
Recording Officer
By [Signature] Deputy

FEE \$ 3.00