

1-1-74

39068

WARRANTY DEED

Vol. 71 Page 22250

KNOW ALL MEN BY THESE PRESENTS, That PHILLIP DODDRIDGE

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JAMES E. MOTLEY, 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 1/2" iron pin from which the Northwest corner of Lot 2 of said Block 11 bears North 89°47'00" West 138.47 feet; thence from said point of beginning South 01°56'48" West 100.10 feet to a 1/2" iron pin on the South line of Lot 4 of said Block 11; thence along the Southerly line of said Lot 4 and the Southwesterly line of Lot 5 of said Block 11 South 89°47'00" East 33.88 feet; thence South 49°51'30" East 3.07 feet to a 1/2" iron pin on the Southwesterly line of said Lot 5; thence North 27°28'43" East 104.00 feet to a 1/2" iron pin on the Northeasterly line of said Lot 5; thence along the arc of a 150.78 feet radius curve to the left (long chord bears North 79°31'21" West 53.73 feet) 54.01 feet to a 1/2" iron pin marking the Northwest corner

(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 as set forth on the reverse of this document

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 or a part 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 9th day of NOVEMBER, 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, ss.  
County of KLAMATH  
NOVEMBER 9, 1977

Personally appeared the above named  
Phillip Doddridge

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

Before me, Ronald V. Brown  
(OFFICIAL SEAL)

Notary Public for Oregon  
My commission expires: 11-12-78

STATE OF OREGON, County of ss.  
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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

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:

|                                                                                        |  |
|----------------------------------------------------------------------------------------|--|
| DODDRIDGE                                                                              |  |
| GRANTOR'S NAME AND ADDRESS                                                             |  |
| MOTLEY                                                                                 |  |
| GRANTEE'S NAME AND ADDRESS                                                             |  |
| After recording return to:                                                             |  |
| JAMES E. MOTLEY                                                                        |  |
| 2124 KIMBERLEY                                                                         |  |
| K.F.D.                                                                                 |  |
| NAME, ADDRESS, ZIP                                                                     |  |
| Until a change is requested all tax statements shall be sent to the following address. |  |
| NAME, ADDRESS, ZIP                                                                     |  |

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, ss.  
County of  
I certify that the within instrument was received for record on the day of 19 at o'clock M., and recorded in book on page or as file/reel number. Record of Deeds of said county. Witness my hand and seal of County affixed.  
Recording Officer  
By Deputy

(description continued)

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of said Lot 5; thence North 89°47'00" West along the North line of said Lot 4, 28.02 feet to the point of beginning.

SUBJECT TO:

- (1) Taxes for the year 1977-78 are now a lien, but not yet payable.
- (2) An easement created by instrument, including the terms and provisions thereof; dated: November 28, 1950; recorded: December 1, 1950 in Book 243 at page 569; In favor of: The California Oregon Power Company, a California Corporation; For: Easement and right of way over a 10 foot strip across the end of said lot furthest from Dahlia Street.
- (3) Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat.
- (4) An easement created by instrument, including the terms and provisions thereof; dated: December 21, 1954; recorded: December 30, 1954 in Book 271 at page 319; In favor of: City of Klamath Falls; For: Sewer.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of TRANSAMERICA TITLE INS. CO

this 15th day of NOVEMBER A. D. 19 77 at 4:19 o'clock P.M., and

truly recorded in Vol. M77, of DEEDS on Page 222560

FEE \$ 6.00

Wm D. MILNE, County Clerk

By Bernetha H. Relach