

T-174

59184

WARRANTY DEED

Vol. M78

Page 27076

KNOW ALL MEN BY THESE PRESENTS, That Phillip Doddridge

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Jerry E. Scott and Catherine E. Scott, 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 ½" iron pin on the Northeasterly line of Lot 6 of said Block 11, from which the most Easterly corner of said Lot 6 bears South 49° 47' 05" East 12.00 feet; thence from said point of beginning North 49° 47' 05" West along the Northeasterly line of Lot 6 of said Block 11, 15.30 feet to a ½" iron pin; thence along the arc of a 150.78 feet radius curve to the left and along the Northeasterly line of Lot 6 and Lot 5 of said Block 11 (long chord bears North 59° 33' 30" West 50.80 feet) 51.05 feet to a ½" iron pin; thence South

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

(cont. on back)

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 those noted above 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 \$ 55,000.00

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole or 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 30<sup>th</sup> day of November, 1978; 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, )  
County of Klamath ) ss.  
November 30<sup>th</sup>, 1978.

Personally appeared the above named  
Phillip Doddridge

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

Notary Public for Oregon  
My commission expires: 4/24/81

STATE OF OREGON, County of ) ss.  
November 30<sup>th</sup>, 1978.

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 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  
7575 Cannon  
Klamath Falls, Oregon 97601  
GRANTOR'S NAME AND ADDRESS

Jerry Eugene and Catherine Elizabeth Scott  
104 W. Oregon  
Klamath Falls, Oregon 97601  
GRANTEE'S NAME AND ADDRESS

After recording return to:

KFFSL

NAME, ADDRESS, ZIP

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

KFFSL  
540 MAIN

NAME, ADDRESS, ZIP

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.

By \_\_\_\_\_

Recording Officer  
Deputy

SPACE RESERVED  
FOR  
RECORDER'S USE

978 DEC 1 PM 3 36

27° 28' 43" West 104.00 feet to a  $\frac{1}{2}$ " iron pin on the Southwesterly line of Lot 5 of said Block 11; thence South 49° 51' 30" East along the Southwesterly line of Lot 5 and Lot 6 of said Block 11, 42.58 feet to a  $\frac{1}{2}$ " iron pin, from which the most Southerly corner of Lot 6 of said Block 11 bears South 49° 51' 30" East 12.00 feet; thence North 40° 08' 30" East parallel to the Southeasterly line of said Lot 6 of said Block 11, 110.01 feet to the point of beginning.

## SUBJECT TO:

1. An easement created by instrument, including the terms and provisions thereof,  
 Dated : November 28, 1950  
 Recorded : December 1, 1950 Book: 243 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 furthestest from Dahlia Street
2. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat.
3. An easement created by instrument, including the terms and provisions thereof,  
 Dated : December 21, 1954  
 Recorded : December 30, 1954 Book: 271 Page: 319  
 In Favor Of: City of Klamath Falls  
 For : Sewer

Filed for record at request of Transamerica Title Co.

the 1st day of December A. D. 1978 at 3:36 o'clock P.M., and

duly recorded in Vol. 478, of Deeds on Page 27076

Fee \$6.00

Wm D. MILNE, County Clerk

By Frederick J. Milne