

71148

MTC 8053
WARRANTY DEED

Vol. 179 Page 17517

KNOW ALL MEN BY THESE PRESENTS, That PHIL DODDRIDGE

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROGER F. SCHMIDT and CAROLYN JEAN SCHMIDT, 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 in BUENA VISTA ADDITION, containing portions of Lot 9, Block 3, Lot 1, Block 4 and portion of vacated Crater Street; more particularly described as follows:
Beginning at a 1/2" iron pin at the Northeast corner of Lot 9, Block 3, thence South 00° 00' 15" West, 192.49 feet to a 1/2" iron pin; thence South 83° 06' 00" West 75.35 feet to a 1/2" iron pin; thence North 06° 54' West 120.62 feet to a point; thence North 47° 31' 02" East 121.11 feet to the point of beginning.

SUBJECT TO:

1. Taxes for the fiscal year 1979-1980, lien not yet due and payable.
2. Sewer and water charges, if any, due to the City of Klamath Falls.

(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 stated above, or those apparent upon the land, if any, as of the date of this deed

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 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 24th day of July, 1979; 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.

(If executed by a corporation, affix corporate seal)

Phil Doddridge
PHIL DODDRIDGE

STATE OF OREGON,

County of Klamath } ss.
July 24, 1979

Personally appeared the above named

PHIL DODDRIDGE

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

Before me:

(OFFICIAL SEAL)

Kristi L. Garrison

Notary Public for Oregon

My commission expires: 6/19/83

STATE OF OREGON, County of _____ ss.

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:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

Mr. Phil Doddridge

7575 Cannon

KFO 97601

GRANTOR'S NAME AND ADDRESS

Mr. and Mrs. Roger J. Schmidt

727 Buena Vista

KFO 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. and Mrs. Roger J. Schmidt

727 Buena Vista

KFO 97601

NAME, ADDRESS, ZIP

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

Mr. and Mrs. Roger J. Schmidt

727 Buena Vista

KFO 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 24th day of July, 1979, at 11:10 o'clock A.M., and recorded in book 179 on page 17517 or as file/reel number 71148.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

By _____ Recording Officer
Deputy

Fee \$3.00