

1-1-74

77545

WARRANTY DEED

Vol. m 79 Page 27895

KNOW ALL MEN BY THESE PRESENTS, That DALE CHESTER MUSGROVE

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DAVID A. JOHNSON AND PHIL DODDRIDGE, as tenants in common not with right of survivorship, 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:

(See attached legal description)

SUBJECT TO: 1. Regulations of the City of Klamath Falls.  
2. Regulations of Klamath Irrigation District.  
3. Regulations of South Suburban Sanitary District.  
4. Reservations and restrictions in Deed recorded February 27, 1947 in Book 203 at page 19.

(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 those listed above.

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 \$ 17,500.00. ~~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 ①, 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 30th day of November, 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.

*Dale Chester Musgrove*  
DALE CHESTER MUSGROVE

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, ) ss.  
County of Klamath )  
November 30, 1979.

Personally appeared the above named  
Dale Chester Musgrove

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

Before me: *Paul E. Dayton*  
(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 6-30-82

STATE OF OREGON, County of ) ss.  
November 30, 1979.

Personally appeared \_\_\_\_\_, 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:

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 reel volume No. \_\_\_\_\_ on page \_\_\_\_\_ or as document fee/file/instrument/microfilm No. \_\_\_\_\_ Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By \_\_\_\_\_ Deputy

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Phil Doddridge  
7575 Cannon  
Klamath Falls, OR 97601  
NAME, ADDRESS, ZIP

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

Phil Doddridge & David Johnson  
P. O. Box 1892  
Klamath Falls, OR 97601  
NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

27896

A tract of land in the S $\frac{1}{4}$ S $\frac{1}{4}$ N $\frac{1}{4}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point which lies North 1° 14' West a distance of 680.3 feet and South 89° 26' West a distance of 730 feet from the iron pin which marks the section corner common to Sections 2, 3, 10 and 11, Township 39 South, Range 9 East of the Willamette Meridian and running thence; Continuing South 89° 26' West a distance of 183 feet to an iron pin; thence North 1° 14' West a distance of 143.9 feet to an iron pin; thence North 89° 24' East a distance of 183 feet to an iron pin; thence South 1° 14' East a distance of 144 feet more or less to the point of beginning.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at \_\_\_\_\_

this 3rd day of December A. D. 1979 at 9:22 o'clock AM., av.

Truly recorded in Vol. 479, of Deeds on Page 27895

W. D. MILNE, County Clerk

*Bernice A. Hetch*

Fee \$7.00