

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that DANIEL H. MARKHAM and PATRICIA R. MARKHAM as tenants by the entirety, hereinafter called the grantor, for the consideration herein-after stated, to grantor paid by PHILLIP DODDRIDGE, 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:

Lot 30 in Block 5, Tract 1145, Nob Hill, a resubdivision of portions of Nob Hill, Irvington Heights, Mountain View Addition and Eldorado Heights, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Reservations and restrictions contained in the dedication of Tract 1145 Nob Hill, a Resubdivision of portions of Nob Hill, Irvington Heights, Mountain View Addition and Eldorado Heights, as follows: "...hereby dedicate, donate, and convey to the public use forever all streets, said plat being subject to: 1) Public utilities easements as shown on the annexed map, said easements are dedicated to the City of Klamath Falls for the use and regulations thereof, 2) All applicable zoning ordinances and recorded restrictive covenants, 3) One foot street plugs as shown on the annexed plat to be dedicated to the City of Klamath Falls and later released by resolution of the Common Council when the adjoining property is properly developed."

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2. Conditions and Restrictions of Nob Hill Subdivision Tract #1145, recorded April 18, 1978, in Deed Volume M-78 page 7560, records of Klamath County, Oregon, as amended by instrument recorded in M-80 on page 15313, records of Klamath County, Oregon.

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 noted above and will 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 \$11,000.00.

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 27th day of March, 1981; 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.

Patricia R. Markham

Daniel H. Markham by
Patricia R. Markham, w/ Power
18 atty.

STATE OF OREGON)
) ss.
 County of Klamath)

March 27, 1981

Personally appeared the above named Daniel H. Markham and Patricia R. Markham and acknowledged the foregoing instrument to be their voluntary act and deed.



Before me:

[Signature]
 Notary Public for Oregon

My Commission Expires: 9-27-82

 Grantors' Name and Address

PHIL DODDRIDGE

7575 CANNON

KLAMATH FALLS, ORE. 97601
 Grantee's Name and Address

After recording return to:

PHIL DODDRIDGE

7575 CANNON

K. FALLS, ORE. 97601
 Name, Address, Zip

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

PHIL DODDRIDGE

7575 CANNON

K. FALLS, ORE. 97601
 Name, Address, Zip

STATE OF OREGON)
) ss.
County of Klamath)

I certify that the within instrument was received for record on the 16 day of March, 19 82, at 4:10 o'clock P M., and recorded in book/reel/volume no. M 82 on page 3287 or as document/fee/file/instrument/microfilm no. 10012, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn B. Iehn County Clerk
Name Title

By Joyce M. Shure
Deputy

Fee \$16.00