

OA 46352

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That KEITH W. DODD and LILA M. DODD,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by TED DOWELL

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:

N $\frac{1}{2}$ E $\frac{1}{2}$ SE $\frac{1}{2}$ NW $\frac{1}{2}$ and that portion of the N $\frac{1}{2}$ NW $\frac{1}{2}$ SW $\frac{1}{2}$ NE $\frac{1}{2}$ lying West of State Highway 232, all in Section 16, Township 31 S., R. 7 E.W.M.

(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

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 \$8,100.00

However, the actual consideration consists of or includes other property or value given or promised, which is hereby considered and treated as part of the consideration for the purpose of this deed, and shall be deemed to be part of the consideration for the purpose of this deed.

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 8th day of February, 1985; 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.

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

Lila M. Dodd
Keith W. Dodd

STATE OF OREGON,
County of Washington } ss.
February 8th, 1985

STATE OF OREGON, County of _____) ss.
_____, 19____

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 _____

Personally appeared the above named
KEITH W. DODD and LILA M. DODD

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

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)

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

7-23-86

Notary Public for Oregon

My commission expires:

(If executed by a corporation, affix corporate seal)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

R.F. SMITH
Attorney at Law
540 Main Street
Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

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

TED DOWELL, 1926 Lance Way
4538 NW Walnut Blvd., No. 293
Corvallis, Oregon 97330

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 27th day of February, 1985 at 2:29 o'clock P.M., and recorded in book/reel/volume No. M85 on page 2963 or as fee/file/instrument/microfilm/reception No. 46352, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

Fee: \$5.00 By Tom Smith Deputy

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