

OA

55861

WARRANTY DEED

Vol. M85 Page 19512

KNOW ALL MEN BY THESE PRESENTS, That..... ROGER T. SCHMIDT and CAROLYN J. SCHMIDT, husband and wife,

hereinafter called the grantor, for the consideration hereinafter 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 16 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: 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; Conditions and Restrictions of Nob Hill Subdivision Tract #1145, recorded April 18, 1978, in Deed Volume M78, page 7560, Records of Klamath County, Oregon; easements and rights of way of record and those apparent on the land, if any.

(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 above set forth

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 \$ 11,000.00

~~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 15 day of November, 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.

Roger T. Schmidt
Roger T. Schmidt

Carolyn J. Schmidt
Carolyn J. Schmidt

STATE OF OREGON,

County of..... Klamath.....

November..... 15....., 1985.

Personally appeared the above named

Roger T. Schmidt and
Carolyn J. Schmidt

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

Before me:
(OFFICIAL SEAL)

Delores Dorn
Notary Public for Oregon

My commission expires: 5-23-86

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

....., 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:

(If executed by a corporation, affix corporate seal)

Roger T. Schmidt & Carolyn Schmidt

GRANTOR'S NAME AND ADDRESS

Phillip Doddridge

2000 S. 6th Street
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Gary L. Hedlund
325 Main Street
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

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

Phillip Doddridge
2000 S. 6th Street
Klamath Falls, Or 97601
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

) ss.

County of..... Klamath.....

I certify that the within instrument was received for record on the 27th day of November, 1985, at 3:10 o'clock P.M., and recorded in book/reel/volume No. M85 on page 19512 or as fee/file/instrument/microfilm/reception No. 55861, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

By Pam Smith Deputy

Fees \$5.00