

OA

79316

WARRANTY DEED

Vol. 1787

Page

16725



KNOW ALL MEN BY THESE PRESENTS, That PHILLIP DODDRIDGE

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MICHAEL PETRICKO and ELLA G. PETRICKO, 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 17 in Block 2 of Tract 1145, Nob Hill Replat, a Resubdivision 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 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

(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 noted herein and those apparent on the land, if any,

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 \$70,000.00.

~~However, the actual consideration consists of or includes other property or value given or promised which is the true 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 8th day of September, 1987; 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.

Phillip Doddridge
Phillip Doddridge

STATE OF OREGON,

County of Klamath } ss.
September 8th, 1987

Personally appeared the above named
Phillip Doddridge

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

Before me:

Notary Public for Oregon

My commission expires: 11-2-87

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 _____

_____, 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 be-

half 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)

STATE OF OREGON,

ss.

County of _____

I certify that the within instru-

ment was received for record on the

_____ day of _____, 19____,

at _____ o'clock _____ M., and recorded

in book/reel/volume No. _____ on

page _____ of as fee/title/instru-

ment/microfilm/reception 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:

Mr. + Mrs. Michael Petricko
123 Ridgcrest Drive
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

Mr. + Mrs. Michael Petricko
123 Ridgcrest Drive
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

87 SEP 15 PM 2 32

WARRANTY DEF.

16726


SUBJECT TO continued:

SUBJECT TO continued:
dedicated to the City of Klamath Falls, and later released by resolution of
the Common Council when the adjoining property is properly developed; and

Subdivision, Tract No. 1145,
Instrument

Conditions and Restrictions of Nob Hill Subdivision, Tract No. 1145, recorded April 18, 1978, in Volume M78, page 7560, as amended by instrument dated July 3, 1980, recorded August 13, 1980, in Volume M80 page 15313, Deed records of Klamath County, Oregon, and to said land and all

STATE OF OREGON: COUNTY OF KLAMATH: SS.

STATE OF OREGON: COUNTY OF KLAMATH: ss. _____ the 15th day
Filed for record at request of Klamath County Title Company
of September A.D., 19 87 at 2:32 o'clock P M., and duly recorded in Vol. M87
of _____ Deeds on Page 16725
_____ Evelyn Biehn, County Clerk 

FEE \$14.00

and that

[illegible]

September, 1887

THIS INSTRUMENT IS NOT GUARANTEED THAT ANY
ASSURANCE MAY BE MADE OF THE PROPERTY
DESCRIBED IN IT. IF A BUYER SHOULD
WISH TO PURCHASE IT, HE SHOULD
CONTACT THE LANDLORD OR COUNTY
LANDING BOARD TO VERIFY APPROVED USES.

STATE OF OREGON, County of _____

10-10-68

1. The first part of the document is a letter from the President of the United States to the Congress, dated January 3, 1863. It is a very important document, as it contains the President's message to the Congress regarding the state of the Union and the progress of the war.

to continue

OFFICIAL
(SEAL)

Notary Public for Oregon
My Commission Expires:

It is estimated by a comparison
of the two records that

MODERNO ESTATO

County of _____
 I certify that the within instru-
 ment was received for record on the
 day of _____ 19____
 at _____
 in book _____ and recorded
 on page _____
 as for this instru-
 ment / microfilm / description No. _____
 Record of Deeds of said county.
 Witness my hand and seal of
 County of _____

1000

[Faint, illegible handwritten notes at the bottom of the page]

78-S-11

[Faint, mostly illegible handwritten notes on lined paper.]