FORM No. 635—WARRANTY DEED (Individual or Corporate)

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512

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That THE QUADRANT CORPORATION

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Larry N. and Connie Judkins Husband and Wife *, 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 1 BLOCK 12, The Meadows, Tract 1026, situated in the SW 1/4, section 11,

T39S, R9E, WM, Klamath County Oregon.

(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 reservations, restrictions, easements and rights of way of records and those apparent upon the land; rules, regulations, liens and assessment of water users and sanitation districts. *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 $

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, 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 2nd *day of* May *, 19* 75 *; 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.*

(If executed by a corporation, affix corporate seal)

THE QUADRANT CORPORATION

BY: Joseph H. Lipscomb
Joseph H. Lipscomb
Oregon Region General Manager

STATE OF OREGON, County of .....) ss.
..... *, 19* .....

Personally appeared the above named .....

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon
My commision expires

STATE OF OREGON, County of Multnomah) ss.
May 2 *, 19* 75

Personally appeared Joseph H. Lipscomb *and who, being duly sworn,*

XXX *for himself* XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX *is the* Oregon Region General Manager XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX The Quadrant Corporation *, 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: Donna L Spanger (OFFICIAL SEAL)

Notary Public for Oregon
My commission expires: 9-30-77

The Quadrant Corporation
1750 SW Skyline Blvd. #20
Portland, Oregon 97225
GRANTOR'S NAME AND ADDRESS

Larry N. & Connie Judkins
1245 Hilton
Klamath Falls, Oregon
GRANTEE'S NAME AND ADDRESS

After recording return to:
Larry Judkins
1245 Hilton
K Falls, Or
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
same
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 9th *day of* MAY *, 19* 75, *at* 12;35 *o'clock* P *M., and recorded in book* M 75 *on page* 5007 *or as file/reel number* 512 *, Record of Deeds of said county.*

Witness my hand and seal of County affixed.

WM. D. MILNE *Recording Officer*
By Hazel Drazil *Deputy*

FEE $ 2.00

RECEIVED
MAY 9 — 1975
12:35 P.M.