

L# 0140605 TA 38-9476

FORM No. 633-WARRANTY DEED (Individual or Corporate).

1-1-74

4181

WARRANTY DEED

Vol. 75 Page 9957

PORTLAND, OR. 97204

KNOW ALL MEN BY THESE PRESENTS, That JUDKINS CONSTRUCTIONS, a partnership consisting of LARRY G. JUDKINS and JOHN R. JUDKINS, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DANNY L. WALDEN and ANITA G. WALDEN, 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 28 in Block 3 of Tract No. 1035, GATEWOOD,

## SUBJECT TO:

1. Taxes for the fiscal year 1975-'76, a lien not yet payable.
2. Restrictions, including set back provisions and utility easements, but omitting restrictions, if any, based on race, color, religion or national origin as shown on the recorded plat of Gatewood.
3. Covenants, conditions, restrictions, reservations, rights, rights of way and easements now of record.

(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 as set forth above

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 \$34,500.00. 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 25th day of August, 1975; 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)

STATE OF OREGON,

County of Klamath

August 25, 1975.

Personally appeared the above named

Larry G. Judkins and

John R. Judkins

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

(OFFICIAL SEAL)

Before me:

Notary Public for Oregon

My commission expires: 11-12-78

STATE OF OREGON, County of \_\_\_\_\_ ) ss.

Personally appeared \_\_\_\_\_

and

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:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

First Federal Savings  
540 Main Street  
Klamath Falls, OR 97601

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

James

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 26th day of AUGUST, 1975, at 10:30 o'clock A.M., and recorded in book M 75 on page 9957 or as file/reel number 4181.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE

By Hazel H. Hays Deputy Recording Officer

FEE \$ 3.00