

WARRANTY DEED - TENANTS BY ENTIRETY

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 the grantor and by William Jacob Martens and Elaine Marie Martens, husband and wife, hereinafter called the grantees, does hereby grant, bargain, sell and convey unto the grantees, as tenants by the entirety, the heirs of the survivor and their assigns, that certain real property, with the tenements, hereditaments and appurtenances thereto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to wit:

Lot 19 in Block 4, FIRST ADDITION TO BANYON PARK, Tract No. 1087.

SUBJECT TO: Liens and assessments of the South Suburban Sanitary District; Reservations, restrictions and recitals in Deed Book 226 at page 191; Covenants, easements and restrictions in Book M-74 page 16182 and Restrictions on the plat of First Addition to Banyon Park.

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To Have and to Hold the above described and granted premises unto the said grantees, as tenants by the entirety, their heirs and assigns forever.
And grantor hereby covenants to and with grantees and the heirs of the survivor and their assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as set forth above and the 1975-76 taxes now a lien but not yet payable,

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 \$ 30,900.00
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 6th day of October, 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)

JUDKINS CONSTRUCTIONS

By *Larry G. Judkin*
By *John R. Judkin*

STATE OF OREGON,
County of Klamath
October 7th, 1975

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

Personally appeared the above named Larry G. Judkins and John R. Judkins

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

Before me: *Sheldon K. Kachner*
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires 11/25/76

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: _____

Judkins Constructions
1245 Hilton Drive
Klamath Falls, Oregon 97601

GRANTOR'S NAME AND ADDRESS
William Jacob Martens, et ux
4728 Alpine Drive
Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS
After recording return to:
William J. Martens
as above

NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address:
Department of Veterans' Affairs
General Services Building
Salem, Oregon 97310
NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.

County of Klamath

I certify that the within instrument was received for record on the 7th day of October, 1975, at 3:33 o'clock P.M., and recorded in book M75 on page 12379 or as file/reel number 5838.

Record of Deeds of said county.
Witness my hand and seal of County affixed.

Wm. D. Milne
By *Hazel D. Milne* Deputy
Recording Officer

Fee \$3.00