

5981 38-9751 WARRANTY DEED—TENANTS BY ENTIRETY

KNOW ALL MEN BY THESE PRESENTS, That Melvin L. Stewart and Maurice E. Bercot

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by John R. Judkins, 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 thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Lot 26 in Block 4 of Tract 1087, FIRST ADDITION TO BANYON PARK.

SUBJECT TO: Liens and assessments of South Suburban Sanitary District; reservations, restrictions and recitals in Deed Book 226 at page 191 and Book M-74 at page 16182, records of Klamath County, Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 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 \$ 3,800.00. 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 10th 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)

STATE OF OREGON, } ss.
County of Klamath
October 10th, 1975

Personally appeared the above named Melvin L. Stewart and Maurice E. Bercot

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

(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires 11/25/76

STATE OF OREGON, County of } ss.
Personally appeared, 1975

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:

BERCOT & STEWART
5323 So. 6th St.
Klamath Falls, Oregon 97601
GRANTOR'S NAME AND ADDRESS
John R. Judkins, et ux

GRANTEE'S NAME AND ADDRESS
After recording return to:
First Federal Savings & Loan Assoc.
2943 S. 6th Street
City 97601
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
First Federal Savings & Loan Assoc.
as above
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

FEE \$ 3.00

STATE OF OREGON, } ss.
County of KLANATH

I certify that the within instrument was received for record on the 10th day of OCTOBER, 1975, at 11:07 o'clock A.M., and recorded in book M 75 on page 12558 or as file/reel number 5981.

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

WM. D. MILNE
Recording Officer
By Hazel May Deputy

75 OCT 10 AM 11 07