

L#5740-740

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

1-1-74

WARRANTY DEED

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3206

38-10435

11023

KNOW ALL MEN BY THESE PRESENTS, That JAMES E. CHANEY and WILDA L. CHANEY, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by LARRY G. JUDKINS and CONNIE D. 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 13 in Block 2 of Tract # 1044, WEMBLY PARK, Klamath County, Oregon

SUBJECT TO: All future real property taxes and assessments; regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Klamath Irrigation District; regulations, rules, assessments, easements and rights of way of South Suburban Sanitary District; reservations, restrictions, easements and rights of way of record, and those apparent on the land.

(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 above set forth

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 \$ 5,500.00

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 93.630.)

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 4th day of March, 1976; 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 } ss.
March 4th, 1976.

Personally appeared the above named James E. Chaney and Wilda L. Chaney husband and wife,

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

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires: 11-12-78

STATE OF OREGON, County of _____ ss.

Personally appeared _____, 19____, 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:

James E. & Wilda L. Chaney

GRANTOR'S NAME AND ADDRESS

Larry G. & Connie D. Judkins

GRANTEE'S NAME AND ADDRESS

After recording return to:

Shasta Plaza Bn.
First Federal S & L

NAME, ADDRESS, ZIP

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

FFS & L
Shasta Plaza Bn.

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

DEE \$ 3.00

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 8th day of MARCH, 1976, at 11:06 o'clock A.M., and recorded in book 1176 on page 3206 or as file/reel number 11023.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

W. D. NITNE

Recording Officer

By Hazel Hagan Deputy