

11217

KNOW ALL MEN BY THESE PRESENTS, That LARRY G. JUDKINS and CONNIE D. JUDKINS,  
husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CARL L. MEARS and  
LORETTA MEARS, 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 ap-  
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 15 in Block 2 of Tract 1044 known as WEMBLY PARK, according to the official plat  
thereof on file in the office of the County Clerk of Klamath County, Oregon.

## SUBJECT TO:

1. Rules and regulations, including the power of assessment, of South Suburban Sanitary District and Klamath Irrigation District.
2. A 25 foot building setback line as shown on dedicated plat.
3. A utility easement along rear 8 feet of lot, and 16 feet along Westerly side of lot.
4. Restrictions contained in plat dedication.

(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 \$ 36,000.00

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 2nd 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

March 8, 1976

Personally appeared the above named  
Larry G. Judkins and Connie D.  
Judkins

and acknowledged the foregoing instru-  
ment to be their voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 3-21-77

STATE OF OREGON, County of ) ss.

Personally appeared )

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 be-

half 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:

Mr. & Mrs. Carl L. Mears  
5014 Mazama Drive  
Klamath Falls, Oregon 97601  
NAME, ADDRESS, ZIP

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

Equitable Savings & Loan Assn.  
1300 SW 6th Avenue  
Portland, Oregon 97201  
NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

FEE \$ 3.00

STATE OF OREGON,

County of Klamath

I certify that the within instru-  
ment was received for record on the  
11th day of MARCH, 1976,  
at 3:08 o'clock P.M., and recorded  
in book M. 76 on page 3503 or as  
file/reel number 11217,  
Record of Deeds of said county.

Witness my hand and seal of  
County affixed.

W. D. HILNE

Recording Officer

By Hazel Hazel Deputy