

13017

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That MAJOR TONEY, JR. and VIRGINIA A. TONEY, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOHN R. JUDKINS and OLA FERN 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 2 in Block 3 of FIRST ADDITION TO EASTMOUNT, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Rules, regulations and statutory powers of South Suburban Sanitary District.
2. Rules, regulations and statutory powers of Enterprise Irrigation District.
3. A 20 foot setback line from Diane Drive as shown on dedicated plat.
4. A public utilities easement on the rear 8 feet of lot, as shown on dedicated plat.
5. Reservations as contained in dedication of plat.

(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 hereinabove

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 \$3,000.00. 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 21st day of April, 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)

Major Toney Jr.
Virginia A. Toney

STATE OF OREGON,

County of Klamath

April 23rd, 1976

STATE OF OREGON, County of _____ ss.

Personally appeared _____ 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 _____

Personally appeared the above named Major Toney, Jr. and Virginia A. Toney

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

Before me, *Ernest V. Beaman*
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 11-12-78

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 S&L
2943 S. 6th
Klamath Falls, Or.
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
Same as above
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,

County of KLAMATH

I certify that the within instrument was received for record on the 27th day of APRIL, 1976, at 8:43 o'clock A.M., and recorded in book M 76 on page 6140 or as file/reel number 13017, Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE

By *Lazell Lazell* Recording Officer Deputy

FEE \$ 3.00