

13019

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 ap-  
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 3 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. A public utilities easement as shown on dedicated plat and amended by various  
Quitclaim Deeds of record. (Affects the South 8 feet)
6. Reservations as 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 \$ 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 ) ss.  
April 23rd, 1976

STATE OF OREGON, County of ) ss.  
1976

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 instru-  
ment to be their voluntary act and deed.

Before me  
(OFFICIAL SEAL)

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

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:  
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

STATE OF OREGON, ) ss.  
County of Klamath )

I certify that the within instru-  
ment was received for record on the  
27th day of APRIL, 1976,  
at 8:44 o'clock A.M., and recorded  
in book M 76 on page 6143 or as  
file/reel number 12019  
Record of Deeds of said county.

Witness my hand and seal of  
County affixed.

WM. D. MILNE  
By Deputy  
Recording Officer

FEE \$ 3.00