

13527

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That BRUCE L. WILLARD and DONNA C. WILLARD,  
 husband and wife, DONALD M. CLARK and SHIRLEY L. CLARK L. CLARK, husband and wife,  
 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by  
LARRY G. JUDKINS, 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 17 and Lot 18, MADISON PARK, according to the official plat thereof on file in  
 the office of the County Clerk of Klamath County, Oregon.

## SUBJECT TO:

1. Regulations of South Suburban Sanitary District.
2. Building setback line 30 feet from street as shown on dedicated plat.
3. Reservations in dedication of Madison Park.

(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 \$ 14,400.00.  
 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 6 day of May, 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

May 6, 1976

Personally appeared the above named Bruce L.  
Willard, Donna G. Willard, Donald M.  
Clark and Shirley L. Clark

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

(OFFICIAL  
SEAL)

Before me,

Notary Public for Oregon

My commission expires: 8-12-77STATE OF OREGON, County of KlamathPersonally appeared Bruce L. Willard, 1976

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 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:

STATE OF OREGON,

County of KLAMATH

I certify that the within instru-  
 ment was received for record on the  
7th day of MAY, 1976,  
 at 1:45 o'clock P. M., and recorded  
 in book M. 76 on page 6821 or as  
 file/reel number 13527,  
 Record of Deeds of said county.

Witness my hand and seal of  
 County attixed.

WM. D. MILNE

Recording Officer

By Hazel Wagoner Deputy

FEE \$ 3.00

After recording return to:

First Federal Savings &amp; Loan

2043 S. Sixth

Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

same as above

NAME, ADDRESS, ZIP