

13533

WARRANTY DEED

Vol. M76 Page 15203

KNOW ALL MEN BY THESE PRESENTS, That JOHN R. JUDKINS and OLA FERN JUDKINS, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CHARLES F. DE LONGE and LOLA C. DE LONGE, 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:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF. . . . .

SUBJECT TO:

1. Taxes for the fiscal year 1976-'77, a lien but not yet due and payable.
2. Rules, regulations and statutory powers of Klamath Irrigation District.
3. Rules, regulations and statutory powers of South Suburban Sanitary District.

(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 \$ 46,500.00. 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 93.030.)

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 22nd day of September, 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)

John R. Judkins  
Ola Fern Judkins

STATE OF OREGON, )  
County of Klamath ) ss.  
September 27th, 1976.

Personally appeared the above named John R. Judkins and Ola Fern Judkins

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

Before me: *Shael W. Beam*  
(OFFICIAL SEAL)

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

STATE OF OREGON, County of ) ss.  
1976.

Personally appeared 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:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return for

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON, ) ss.  
County of )

I certify that the within instrument was received for record on the day of 1976, at o'clock M., and recorded in book on page or as file/real number.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

By Recording Officer Deputy



EXHIBIT "A"  
DESCRIPTION

15204

The following described real property in Klamath County, Oregon:

Beginning at an iron pin marking the Southeast corner of the SE $\frac{1}{4}$  NW $\frac{1}{4}$  of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, said point being the Northeast corner of "PERRY'S ADDITION TO LLOYDS TRACTS" SUBDIVISION; thence South 89° 50' West along the South line of the S $\frac{1}{2}$  SE $\frac{1}{4}$  NW $\frac{1}{4}$  of said Section 11, a distance of 201.90 feet to an iron pin on the Westerly right of way line of Hope Street; thence North 0° 17' East along said Westerly line of Hope Street a distance of 194.72 feet to an iron pin on the true point of beginning of this description; thence South 89° 59' 30" West along that tract of land deeded to Reginald E. Bristler and A. Marion Bristler in Deed Volume 358, page 438, a distance of 137.59 feet to the Southwest corner of said Bristler tract; thence South along the Westerly line of said Bristler tract, extended a distance of 97.41 feet ~~to a point~~ to a point; thence North 89° 59' 30" ~~East~~ a distance of 137.30 feet more or less to a point on the Westerly right of way of said Hope Street; thence North along said Westerly right of way to the point of beginning.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title

this 28 day of Sept A. D. 1976, at 12:34 o'clock P.M., and

duly recorded in Vol. M 76, of DEED on Page 15203

6.00

Wm D. MILNE, County Clerk

By Pauline L. Liska