

20300

WARRANTY DEED

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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 CLARENCE L. COLE and LAURA L. COLE, 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 up-pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 8, SUMMERS PARK.

SUBJECT TO: 1976-77 taxes now a lien but not yet payable; liens and assessments of the Klamath Irrigation District and South Suburban Sanitary District; reservations in Deed recorded April 23, 1958 in Vol. 299 at page 81; a 20 foot building setback from street as shown on the plat and reservations in said plat of Summers 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 \$23,235.00

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 8th day of October, 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)

Larry G. Judkins
Connie D. Judkins

STATE OF OREGON,)
County of Klamath) ss.
October 13, 1976

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

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

Before me, *W. D. Milne*
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires: 3-21-77

STATE OF OREGON, County of) ss.
October 13, 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 _____

_____ 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: _____

Larry G. Judkins, et ux

GRANTOR'S NAME AND ADDRESS

Clarence L. Cole & Laura L. Cole

GRANTEE'S NAME AND ADDRESS

After recording return to:
Clarence L. Cole
3950 Bristol Street
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
Department of Veterans' Affairs
1225 Ferry St. SE
Salem, Oregon 97310

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,)
County of Klamath) ss.

I certify that the within instrument was received for record on the 14th day of OCTOBER, 1976, at 12:50 o'clock P.M., and recorded in book M 76 on page 16262 or as file/reel number 20300

Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE

FEE \$ 3.00

By *Hazel Inay* Deputy
Recording Officer