

38-11932 L# 0141049

FORM No. 633—WARRANTY DEED (Individual or Corporate)

1-1-74

WARRANTY DEED

Vol. 76 Page 289

23558  
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 RITA J. MC CARTHY, 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:

The North 130 feet of the South 260 feet of Lot 25, HOMELAND TRACTS #2, Klamath County, Oregon.

SUBJECT TO:

1. Regulations, including levies, liens, assessments, water and irrigation rights and easements for ditches and canals, and rights of way of Enterprise Irrigation District and South Suburban Sanitary District.
2. Easement, recorded October 13, 1976 in Book M-76 at page 16119, in favor of Oregon Water Corporation.
3. Reservations, recorded November 10, 1950 in Book 243 at page 293, for construction and maintenance of irrigation & drainage ditches.

(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

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 \$30,900.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the 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 30th day of December, 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, 1976

STATE OF OREGON, County of Klamath, 1976

Personally appeared the above named John R. Judkins and acknowledged the foregoing instrument to be his voluntary act and deed.

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.

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

Notary Public for Oregon  
My commission expires:

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS  
GRANTEE'S NAME AND ADDRESS  
After recording return to:  
1st Fed Sav & Loan  
540 Main St.  
City, OR 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

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, County of \_\_\_\_\_  
I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book \_\_\_\_\_ on page \_\_\_\_\_ or as file/reel number \_\_\_\_\_.  
Record of Deeds of said county.  
Witness my hand and seal of County affixed.

By \_\_\_\_\_ Recording Officer  
Deputy



STATE OF OREGON

County of Klamath

20918

On this 30th day of December, 1976, personally appeared John R. Judkins, who, being duly sworn, did say that he is the attorney in fact for Ola Fern Judkins and that he executed the foregoing instrument by authority of and in behalf of said principal; and he acknowledged said instrument to be the act and deed of said principal.

Before me:

*Ewald W. Brown*  
Notary Public for Oregon

My commission expires 11-12-78

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of TRANSAMERICA TITLE INS. CO  
this 30th day of DECEMBER A. D. 1976 at 2:29 o'clock PM., and  
duly recorded in Vol. 11-76, of DEEDS on Page 20907

Wm D. MILNE, County-Clerk

FEE \$ 6.00

By *Wm D. Milne*