

38-12157

25984

## WARRANTY DEED (INDIVIDUAL)

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MAURICE E. BERCOT & MILDRED A. BERCOT & MELVIN L. STEWART & MARY LOU STEWART, as tenants in common, hereinafter called grantor, convey(s) to JOHN R. JUDKINS AND OLA FERN JUDKINS, Husband and Wife all that real property situated in the County of Klamath, State of Oregon, described as:

Lot 42 in Block 3, Tract 1064, FIRST ADDITION TO GATEWOOD

## SUBJECT TO:

1. Covenants, conditions, restrictions, reservations, rights, rights of way and easements now of record.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except as set forth above

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 5,800.00.

Dated this 25th day of February, 19 77.

STATE OF OREGON, County of Klamath

) ss.

On this 25th day of February, 19 77, personally appeared the above named Maurice E. Bercot & Mildred A. Bercot & Melvin L. Stewart & Mary Lou Stewart their voluntary act and deed.

Before me:

Edwin J. Mann

Notary Public for Oregon

My commission expires: 6-15-80

\* The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.

\*\* If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

## WARRANTY DEED (INDIVIDUAL)

Bercot & Stewart

TO

John R. Judkins

After Recording Return to: & Taxes

John R. Judkins  
2340 Garden  
Klamath Falls, Or 97601

STATE OF OREGON, )

) ss.

County of KIAMATH )

I certify that the within instrument was received for record on the 25th day of FEBRUARY, 19 77 at 3:39 o'clock PM and recorded in book M 77 on page 3395 Records of Deeds of said County.

Witness my hand and seal of County affixed.

WM: D. MINE

COUNTY CLERK

Title

By Julia L. Bragg Deputy  
FEE \$ 8.00