

38-12154

25930

WARRANTY DEED (INDIVIDUAL) Vol. M 77 Page 3406

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

Lot 39 in Block 3, Tract No. 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 and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Edith L. Blaine  
Notary Public for Oregon  
My commission expires: 6-13-80

\* 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  
Larry G. Judkins

After Recording Return to: & Taxes  
Larry G. Judkins  
2953 Hope  
Klamath Falls, Or 97601

STATE OF OREGON, )  
County of Klamath ) ss.

I certify that the within instrument was received for record on the 25th day of FEBRUARY, 19 77 at 3:40 o'clock P. M. and recorded in book M 77 on page 3406 Records of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

COUNTY CLERK

By Julia L. Bragg Deputy

FEE \$ 3.00