

27602

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That LARRY G. JUDKINS

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RICHARD JAMES BARLOW, JR. and LINDA SUE BARLOW, 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:

Lot 48, Block 3, of Tract 1064 of FIRST ADDITION TO GATEWOOD, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

SUBJECT TO: A 16' utility easement along the rear lot line; Reservations of plat dedication; Covenants, conditions and restrictions, but omitting restrictions, if any, based on race, color or creed.

(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

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 \$ 40,080.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 4 day of April, 1977, 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
Larry G. Judkins

STATE OF OREGON,

County of Klamath

April 4, 1977

Personally appeared the above named

Larry G. Judkins

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

OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 5-14-80

STATE OF OREGON, County of

Personally appeared

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

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:

OFFICIAL SEAL)

Larry G. Judkins

GRANTOR'S NAME AND ADDRESS

Richard James Barlow, Jr.
Linda Sue Barlow

GRANTEE'S NAME AND ADDRESS

First Federal
540 Main
K.F.

NAME, ADDRESS, ZIP

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

Richard Barlow, Jr.
5200 Ankeny
K.F.

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 4th day of APRIL, 1977, at 11:49 o'clock A.M., and recorded in book M. 77 on page 5556 or as file/reel number 27602, Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE

By Hazel L. May Deputy

FEE \$ 3.00