

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 RODNEY R. LUDTKE and LOIS M. LUDTKE, 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:

The Southeasterly $\frac{1}{2}$ of Lot 3 and all of Lot 4 of Block 43 of HILLSIDE ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, excepting therefrom the Southwesterly 20 feet heretofore conveyed to Klamath County for street purposes, said Tract facing 75 feet on Hillside Avenue and extending a distance of 130 feet therefrom. Together with that portion of vacated Earle Street which inured thereto as disclosed in instrument recorded January 25, 1956 in Volume 280, page 445, Deed Records of Klamath County, Oregon.

SUBJECT TO:

1. Covenants, conditions and reservations as contained in deed from Klamath Development Company.

(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

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 \$45,000.00

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 \odot , 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 18th 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)

STATE OF OREGON, }
County of Klamath } ss.
April, 1977

Personally appeared the above named
John R. Judkins and Ola Fern Judkins

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

Before me:
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires: 5/26/78

STATE OF OREGON, County of Klamath } ss.
April, 1977

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: _____

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

RODNEY R. LUDTKE
201 Hillside

NAME, ADDRESS, ZIP

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

DVA

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 29th day of April, 1977, at 10:03 o'clock P.M., and recorded in book M. 77 on page 7382 or as file/reel number 28881.

Record of Deeds of said county.
Witness my hand and seal of County affixed.

Wm. D. Milne

Fee \$3.00

Recording Officer

By Hazel D. Milne Deputy