

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

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by CLIFF L. PEERY and MARY H. PEERY, husband and wife, hereinafter called the grantees, does hereby grant, bargain, sell and convey unto the grantees, as tenants by the entirety, the heirs of the survivor and their assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit: Lot 42, Block 2, ROLLING HILLS SUBDIVISION, TRACT NO. 1099, according to the official plat on file in the office of the County Clerk of Klamath County, Oregon.

Subject, however, to the following:

1. Restrictions and easements as contained in plat dedication, to wit: "(1) Building setback lines of 75 feet from the centerline of the street on which lot fronts and 50 feet from the centerline of the street on which the lot sides. (2) Public utilities easements 16 feet in width centered on all side and back lot lines. (3) One foot reserve strips (street plugs) as shown on the annexed plat to be dedicated to Klamath County and released by resolution of the County Commissioners when the adjoining property is properly developed. (4) All sanitary (for continuation of this description, see reversed side of this contract)

To Have and to Hold the above described and granted premises unto the said grantees, as tenants by the entirety, their heirs and assigns forever.

And grantor hereby covenants to and with grantees and the heirs of the survivor and their assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as noted of record as of the date of this deed and those apparent upon the land, if any, as of the date of this deed;

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 \$ 39,460.00

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 13th day of April, 1977; if a corporate grantor, it has caused its name to be signed and sealed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

Larry G. Judkins

STATE OF OREGON, )  
County of Klamath, ) ss.  
July 1, 1977

Personally appeared the above named Larry G. Judkins

STATE OF OREGON, County of ) ss.  
19  
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

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

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: *Carlene J. Addington*  
(OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires 3-22-81

Before me:  
Notary Public for Oregon  
My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:  
Mr. & Mrs. Cliff L. Peery  
P.O. Box 1124  
Klamath Falls, OR 97601  
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:  
Mr. & Mrs. Cliff L. Peery  
As above  
NAME, ADDRESS, ZIP

STATE OF OREGON, ) ss.  
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

11810

facilities subject to the approval of the Oregon Department of Environmental Quality. (5) Access to Peeder Road, a county road is hereby vacated for Lot 5, Block 1 and Lot 7, Block 2. (6) Access to the proposed road adjacent to the North boundary of said "ROLLING HILLS" is hereby vacated for Lots 1, 9, 10, 11, 13, 14, and 15, Block 1 and all of Block 3. (7) Drainage easement as shown on the annexed plat."

2. Drainage and Utility easements as shown on dedicated plat. (Affects rear portion and East 8 feet)
3. Covenants, conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms and provisions thereof, recorded October 16, 1974 in Volume M74, page 13496, Microfilm Records of Klamath County, Oregon and amended by instrument recorded October 1, 1975 in Volume M75, page 11919, Microfilm Records of Klamath County, Oregon.
4. Articles of Association, imposed by instrument, including the terms and provisions thereof, recorded October 15, 1974 in Volume M74, page 13469, Microfilm Records of Klamath County, Oregon.
5. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Rolling Hills Road and Drainage Association.

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6th day of July

77

9:18 AM

Volume M 77

Deeds

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W. D. McCallough

By *W. D. McCallough*

Fee \$6.00