

TA 38-13189-M

01580

35062

WARRANTY DEED (INDIVIDUAL)

Vol. 77

Page 16218

LARRY G. JUDKINS

JACOB S. PATTERSON and CHERYL L. PATTERSON, hereinafter called grantor, convey(s) to

all that real property situated in the County

of Klamath State of Oregon, described as:

Lot 4 in Block 8 of Tract No. 1064, FIRST ADDITION TO GATEWOOD, Klamath County, Oregon.

SUBJECT TO:

1. Taxes for the year 1977-78 are now a lien but not yet payable.
2. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Tract No. 1064, First Addition to Gatewood.
3. Covenants, easements and restrictions, but omitting restrictions, if any based on race, color, religion or national origin, imposed by instrument, including the terms thereof, recorded September 3, 1976 in Book M-76 at Page 13888.

---Continued on reverse page---

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except as shown above and on reverse page.

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 \$ 38,500.00

Dated this 31st day of August, 1977.

Larry G. Judkins
Larry G. Judkins

STATE OF OREGON, County of Klamath) ss.

On this 31st day of August, 1977, personally appeared the above named Larry G. Judkins and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

Martha Grohs
Notary Public for Oregon

My commission expires: 7-21-81

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)

JUDKINS

TO

PATTERSON

After Recording Return to:
Mr. and Mrs. Patterson
5342 Gatewood
Klamath Falls, OR 97601

taxes also

STATE OF OREGON,)

County of) ss.

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 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Title

By Deputy

Continued---

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4. An easement created by instrument, including the terms and provisions thereof, dated June 26, 1905, recorded May 18, 1907 in Book 22 at Page 479 in favor of United States for Right of Way for ditches and canals.
(Affects all subdivisions, no exact location given)

5. An easement created by instrument, including the terms and provisions thereof, dated May 1, 1945, recorded May 15, 1945 in Book 176 at Page 284 in favor of California Oregon Power Company for Right of Way for pole and wire lines 10 feet wide.
(Affects that portion of subdivision lying in the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 14, Township 39 South, Range 9 East of the Willamette Meridian)
(No exact location given)

STATE OF OREGON, COUNTY OF KLAMATH; ss.

Filed for record at request of TRANSAMERICA TITLE INS. CO.

this 1st day of SEPTEMBER A. D. 1977 at 11:00 o'clock AM and

duly recorded in Vol. M77, of DEEDS on Page 16218

FEE \$ 6.00

Wm D. MILNE, County Clerk

By *Harold Dray*

