

1-1-74

41960

WARRANTY DEED

Vol. ^m 78 Page 1207

KNOW ALL MEN BY THESE PRESENTS, That LARRY G. JUDKINS and CONNIE D. JUDKINS, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ALLAN G. MILLER, 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 6 in Block 8 of TRACT 1003, THIRD ADDITION TO MOYINA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon,

- SUBJECT TO:
1. Statutory powers, including the power of assessment of South Suburban Sanitary Dist.
 2. Easement created by instrument, recorded April 5, 1940 in Vol. 128, page 267,
 3. An easement and right of way created by instrument recorded June 8, 1956 in Vol. 284, page 22, Deed Records of Klamath County, Oregon.
 4. Easement covering water mains running to well site described in Deed Vol. 285, page 257,
 5. Restrictions and easements contained in plat dedication.
 6. Building set-back lines as shown in plat dedication.
 7. An 8 foot utility easement as shown on dedicated plat.

(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 THOSE 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 \$58,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 19th day of January, 1978; 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

January 19, 1978

Personally appeared the above named Larry G. Judkins and Connie D. Judkins, husband and wife,

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

Before me: [Signature] Notary Public for Oregon My commission expires: 7-19-78

(OFFICIAL SEAL)

STATE OF OREGON, County of _____ ss.

Personally appeared _____, 19____

_____ 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: _____

JUDKINS

GRANTOR'S NAME AND ADDRESS

MILLER

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. and Mrs. Allan G. Miller
6747 Beckton Avenue
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

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

Dept. of Veteran's Affairs
General Services Building
Salem, Oregon 97310
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 19th day of January, 1978, at 3:22 o'clock P.M., and recorded in book M78 on page 1207 or as file/reel number 41960.

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

Wm. D. Milne
By Benetha J. Welch Recording Officer Deputy

Fee \$3.00