42287

WARRANTY DEED

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 CORA L. GORDINHO

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:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.....

SUBJECT TO:

1. Rules, regulations and statutory powers of South Suburban Sanitary District Klamath Project and Enterprise Irrigation District.

2. Rights of the public in and to any portion of the herein described property lying within the limits of streets and roads.

3. Trust Deed, including the terms and provisions thereof, dated March 15, 1976 and recorded March 15, 1976 in Book M76 at page 3700, Microfilm Records of Klamath County, Oregon, in favor of First Federal Savings and Loan Association of Klamath Falls, Oregon, which Trust Deed the Grantee herein assumes and agrees to pay according to the terms as contained therein.

(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 specifically set forth hereinabove

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 $ 39,000.00 ⓞ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 ⓞ, 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 26th 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)

Larry G. Judkins
Connie D. Judkins

STATE OF OREGON,   }
County of Klamath   } ss.
January 26, 1978

Personally appeared the above named
Larry G. Judkins and
Connie D. Judkins
and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

(OFFICIAL SEAL)   *Arlene D. Addington*

Notary Public for Oregon
My commission expires: 3-22-81

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 ...., 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:
Ms. Cora L. Gordinho
4942 Memorie Lane
City 97601
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
1st Federal Savings & Loan Assn.
540 Main St.
City, 97601
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

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 .... or as file/reel number ....,
Record of Deeds of said county.
Witness my hand and seal of County affixed.

....
Recording Officer

By .... Deputy

MTC No. 4981-B

1649

DESCRIPTION SHEET
EXHIBIT "A"

A portion of Tract 22, GIENGER'S HOME TRACTS in Klamath County, Oregon, more particularly described as follows:

Beginning at a point which is 387 feet West of the Southeast corner, (said Southeast corner being situated in the center of Wiard Street), of Tract 22 of Gienger's Home Tracts, in Klamath County, Oregon, and lying in the South line of said tract; thence Northerly at right angles to said South line a distance of 156.6 feet; thence Westerly and parallel to the South line of said tract a distance of 278 feet, more or less, to the West line of said tract; thence South a distance of 156.6 feet, to the Southwest corner of said Tract 22; thence Easterly a distance of 278 feet, more or less, to the point of beginning, according to the duly recorded plat on file in the office of the Klamath County Clerk.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of ___Mountain Title Co.___

this __27th__ day of __January__ A. D. 19__78__ at __11:41__ o'clock __A__ M., and duly recorded in Vol. __M78__, of __Deeds__ on Page __1648__

Wm D. MILNE, County Clerk

By _Bernetha S. Kelsch_

Fee $6.00