

## MOUNTAIN TITLE COMPANY

47433

5319  
WARRANTY DEEDVol. M Page 8926

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 ALFRED W. DIAS and  
RUTH A. DIAS, husband and wife, and BILLIE RUTH SHEAFE, 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 ap-  
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:  
Lot 8, Block 12, TRACT NO. 1064, FIRST ADDITION TO GATEWOOD, according to the official  
plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

## SUBJECT TO:

1. Reservations as contained in plat dedication.
2. Covenants, conditions, restrictions and easements, recorded in Volume M76, page 13888.
3. Building setbacks as shown on dedicated plat.
4. An 8 foot utility easement over the rear of lot 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 and those apparent upon the land

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 \$ 40,000.00.  
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 1st day of May, 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.May 1, 1978

Personally appeared the above named

Larry G. Judkins and Connie D. Judkins

and acknowledged the foregoing instru-  
ment to be their voluntary act and deed.

Before me:

(OFFICIAL  
SEAL)

Notary Public for Oregon

My commission expires: 6-16-81

STATE OF OREGON, County of \_\_\_\_\_ ss.

Personally appeared \_\_\_\_\_, 19\_\_\_\_

\_\_\_\_\_ and \_\_\_\_\_

each for himself and not one for the other, did say that the former is the  
\_\_\_\_\_ who, being duly sworn,  
\_\_\_\_\_ president and that the latter is the  
\_\_\_\_\_ secretary of \_\_\_\_\_

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 be-  
half 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:

Notary Public for Oregon

My commission expires: \_\_\_\_\_

(OFFICIAL  
SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. & Mrs. Alfred W. Dias & Billie Ruth Sheafe  
1201 E. Cordova  
Casa Grande, Arizona 85222  
NAME, ADDRESS, ZIP

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

Mr. & Mrs. Alfred W. Dias & Billie Ruth Sheafe  
1201 E. Cordova  
Casa Grande, Arizona 85222  
NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON,

County of Klamath ss.

I certify that the within instru-  
ment was received for record on the  
4th day of May, 1978,  
at 9:25 o'clock A.M., and recorded  
in book M78 on page 8926 or as  
file/reel number 47433

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

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