47433

6319
WARRANTY DEED

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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 appertaining, 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 ...., 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.
.... 1 , 19 78

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:
Becky Lynn Blum
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 6-16-81

STATE OF OREGON, County of .... } ss.
.... , 19....
Personally appeared ....
.... and
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:
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, } ss.
County of Klamath

I certify that the within instrument was received for record on the 4th day of May , 19 78 , 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
Recording Officer
By *Bernetha Fletch* Deputy

Fee $3.00