

1967 6149324

Vol. 1778 Page 10214

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 the grantor paid by Grant W. Dougherty and Gloria M. Dougherty, husband and wife, hereinafter called grantees, hereby grants, bargains, sells and conveys unto the said grantees, not as tenants in common but with the right of survivorship, their assigns and the heirs of the survivor of said grantees, all of the following described real property with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining, situated in the County of Klamath, State of Oregon, to-wit:

Lot 4 in Block 8, 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, however, to the following:

1. The premises herein described are within and subject to the (For continuation of this document, see reverse side)
TO HAVE AND TO HOLD the above described and granted premises unto the said grantees, their assigns and the heirs of such survivor, forever; provided that the grantees herein do not take the title in common but with the right of survivorship, that is, that the fee shall vest absolutely in the survivor of the grantees.
And the grantor above named hereby covenants to and with the above named grantees, their heirs and assigns, that grantor is lawfully seized in fee simple of the above granted premises, that the said premises are free from all encumbrances except as noted of record as of the date of this deed and those apparent upon the land, if any, as of the date of this deed,

and that grantor will warrant and forever defend the above granted 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 \$55,800.00.
However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which).

In construing this deed and where the context so requires, the singular includes the plural, the masculine includes the feminine and the neuter and, generally, all grammatical changes shall be made, assumed and implied to make the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument on the 16th day of May, 1978; if the grantor is a corporation, it has caused its corporate name to be signed and its corporate seal to be affixed hereunto by its officers duly authorized thereunto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath

May 16, 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 PUBLIC SEAL) Notary Public for Oregon
My commission expires: 11-12-78

STATE OF OREGON, County of ss.

Personally appeared 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.

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

NOTE—The sentence between the symbols Ⓢ, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

(SURVIVORSHIP)

TO

(DON'T USE THIS SPACE, RESERVED FOR RECORDING LABEL IN COUNTY WHERE USED.)

STEVENS-NEES LAW PUB. CO., PORTLAND, ORE.

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

Title.

By

Deputy.

statutory powers, including the power of assessment, of South Suburban Sanitary District.

2. An easement created by instrument, including the terms and provisions thereof, dated March 11, 1940, recorded April 5, 1940 in Volume 128, page 267, in favor of California Oregon Power Company for pole and lines. (Blanket Easement)

3. An easement and right of way created by instrument, including the terms and provisions thereof, 10 feet wide, "pole line as now located," granted to The California Oregon Power Company, a California Corporation dated June 1, 1956, recorded June 8, 1956 in Volume 284, page 22, Deed Records of Klamath County, Oregon. (Blanket Easement)

4. Easement covering water mains running to well site described in Deed Volume 285, page 257, as granted to various lot owners in Moyina, including the terms and provisions thereof, as set forth in the various lot deeds.

5. Restrictions and easements contained in plat dedication, to wit: "Said plat subject to: a building setback line as shown, public utility easement as shown to provide ingress and egress to construct and maintain said utilities and additional restrictions as shown in any recorded protective covenants."

6. A 20 foot building set back along front of lot as shown on dedicated plat.

7. Public utility easements over the rear 8 feet of Lot as shown on dedicated plat.

8. An easement, 4 feet in width within existing utilities easements, to install, operate and maintain for communication purposes, an underground coaxial cable and the facilities and appurtenances incidental thereto as conveyed by instrument recorded November 21, 1974 in Volume M74, page 15005, Microfilm Records of Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title

the 16 day of May A. D. 19 78 at 11:48 clock A M., on

filed recorded in Vol. M78, of Deeds on Page 10214

Fee \$6.00

Wm D. MILNE, County Clerk

By Suzanne H. Kelsch