

55463

6569-111
WARRANTY DEED

Vol. 177 Page 21113

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 DONALD E. PLUMLEE AND CAROL KAY PLUMLEE, Husband and Wife, 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 11 in Block 11 of TRACT #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. Reservation as contained in plat dedication;
2. Covenants, conditions, restrictions and easements, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms and provisions thereof, recorded in Volume M76, page 13888, Microfilm Records of Klamath County, Oregon.
3. Utility easements and building setback lines 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 as listed above and those apparent upon the land, if any, as of the date of this deed.

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 \$ 58,300.00. 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 (H), 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 charges 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 23 day of June, 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 the corporate seal)

Larry G. Judkins
Larry G. Judkins

Connie D. Judkins
Connie D. Judkins

STATE OF OREGON,

County of KLAMATH

June 23, 1978

STATE OF OREGON, County of _____) ss.

Personally appeared _____

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 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)

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

My Commission Expires July 11, 1981

Notary Public for Oregon

My commission expires:

Larry G. and Connie D. Judkins

GRANTEES FOR NAME AND ADDRESS

Donald E. and Carol K. Plumlee

GRANTEES FOR NAME AND ADDRESS

If the recording office has:

Donald Plumlee

3463 Sherwood

Klamath Falls, Oregon 97601

DATE OF RECORDING

SPACE RESERVED FOR RECORDED USE

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 25th day of September, 1978, at 10:45 o'clock A. M., and recorded in book M7B on page 21113 or as file/reel number 55463

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

Recording Officer

By *[Signature]* Deputy

Fee \$3.00

MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY