

55466

6326-111
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 David H. Parks and Janice L. Parks, 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 15, in Block 11, 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, 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 vested in fee simple of the above granted premises, free from all encumbrances except as stated above and those apparent upon the land 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 \$ 50,000.00. 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 23 day of September, 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 and Connie D. Judkins
Larry G. Judkins

Connie D. Judkins
Connie D. Judkins

STATE OF OREGON,

County of Klamath
September 23, 1978

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 _____

Personally appeared the above named
Connie D. Judkins

and acknowledged the foregoing instrument to be his voluntary act and deed.

(OFFICIAL SEAL)

Connie D. Judkins

Notary Public for Oregon

My commission expires:

My Commission Expires July 11, 1981

Larry G. and Connie D. Judkins

Notary Public for Oregon

My commission expires:

STATE OF OREGON,

County of Klamath ss.

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 M78 on page 21117 or as file/reel number 55466, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

Recording Officer
Deputy
Fee \$3.00

SPACE RESERVED
FOR
RECORDER'S USE

After recording return to:

David H. Parks
5443 Sherwood Drive
Klamath Falls, Oregon 97601

State Department of Veterans Affairs
1225 Perry Street, S. E.
Salem, Oregon