

01-41728 M/T 7337

FORM No. 60136 WARRANTY DEED (Individual or Corporate)
1-1-74

Vol 1178 Page 28633

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That John R. Judkins and Fern Judkins, a/k/a Ola Fern Judkins, Husband and Wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Eileen Janet Bond

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 53, Block 3, 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, however, to the following:

1. Sewer and water use charges, if any, due to the City of Klamath Falls.
2. A 16 foot utility easement along rear lot line as shown on dedicated plat.
3. Reservations as contained in plat dedication, to wit:

"All building restrictions of the R75 Zone of the City of Klamath Falls as of the date of recording, easements as shown on annexed map are dedicated to the City of Klamath Falls for regulation and placement of utilities, said easements to provide ingress and egress for construction and maintenance of said utilities, with any planting or structures placed thereon by the lot owner to be at his own risk; (For continuation of this description see reverse side of this document.)

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 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,

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 \$ 47,500.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole or 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 18 day of December, 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)

John R. Judkins

Fern Judkins, her attorney in fact

STATE OF OREGON,
County of Klamath } ss.
December 18, 1978

Personally appeared the above named John R. Judkins and Fern Judkins, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Susan K. Kouch
Notary Public for Oregon
My commission expires: 12-6-81

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 _____ a corporation, of said corporation and that said instrument is the corporate seal 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)

John and Fern Judkins

GRANTOR'S NAME AND ADDRESS
Eileen Janet Bond

GRANTEE'S NAME AND ADDRESS
After recording return to:
SHASTA BRANCH Klamath First Federal Savings & Loan Association
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
SHASTA BRANCH Klamath First Federal Savings & Loan Association
NAME, ADDRESS, ZIP

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 _____ or as file/reel number _____.
Record of Deeds of said county.
Witness my hand and seal of County affixed.

By _____ Recording Officer
Deputy

additional restrictions as provided in any recorded protective covenants."

4. 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.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of _____

this 22nd day of December A. D. 1978 at 3:23 o'clock P.M., and

truly recorded in Vol. M-78, of Deeds on Page 28612

Fee \$6.00

Wm D. MILNE, County Clerk

By Jacqueline G. Mettee

FORM No. 159—ACKNOWLEDGMENT BY ATTORNEY-IN-FACT.

STATE OF OREGON,

County of Klamath } ss.

On this the 18th day of December, 19 78 personally appeared John R. Judkins

who, being duly sworn (or affirmed), did say that he is the attorney in fact for Fern Judkins and

that he executed the foregoing instrument by authority of and in behalf of said principal; and he acknowledged said instrument to be the act and deed of said principal.

Before me:

(Official Seal)

Susan K. Karsch

(Signature)

Notary Public

(Title of Officer)
My Commission Expires: 12-6-81