

1-1-74

WARRANTY DEED

Vol. m96 Page 13873

17970

KNOW ALL MEN BY THESE PRESENTS, That ROBERT L. JUDD and MARJORIE M. JUDD, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by HOWARD M. WINNETT and PATRICIA M. WINNETT, husband and wife, and HARRY JONES, 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:

All of Lot 4, Section 29, lying West of the old The Dalles-California Highway, and all of Lot 1, Section 30, lying West of said Highway, all in Township 35 S., R. 7 E.W.M. SUBJECT TO: (1) Regulations, levies, assessments, water and irrigation rights and easements for ditches and canals of Modoc Irrigation District. (2) Rights of the public and of governmental bodies in that portion of the above-described property lying below the high water mark of Williamson River and the ownership of the State of Oregon in that portion lying below the high water mark thereof.

(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 stated above,

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 \$ 145,000.00 . . . ~~THE TRUE AND ACTUAL CONSIDERATION PAID FOR THIS TRANSFER, STATED IN TERMS OF DOLLARS, IS \$ 145,000.00 . . .~~

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 30th day of November, 1977; 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)

Robert L. Judd
Marjorie M. Judd

STATE OF OREGON, } ss.
County of Klamath
November 30, 19 77.

STATE OF OREGON, County of . . .) ss.
19 . . .
Personally appeared . . . and

Personally appeared the above named ROBERT L. JUDD and MARJORIE M. JUDD, husband and wife,

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 . . .

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

. . . 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: *Herman J. Smith*
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires: 12-21-78

Before me: (OFFICIAL SEAL)
Notary Public for Oregon
My commission expires:

ROBERT L. JUDD and MARJORIE M. JUDD
Star Route, Box 82-3
Chiloquin, Oregon 97624
GRANTOR'S NAME AND ADDRESS

HOWARD M. WINNETT, PATRICIA M. WINNETT
and HARRY JONES, Star Route, Box 78
Chiloquin, Oregon 97624
GRANTEE'S NAME AND ADDRESS

After recording return to:
Joe & Lois Farrell
31900 Modoc Pt. Rd.
Chiloquin, OR 97624
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.
County of Klamath

I certify that the within instrument was received for record on the 14th day of May, 19 96, at 3:46 o'clock P.M., and recorded in book M96 on page 13873 or as file/reel number 17970, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, County Clerk
Recording Officer
By *Cheryl Small* Deputy

Fee
\$30.00

96 MAY 14 P 3 46