

04 SEP 13 AM 10:49

Recording Requested By:
Aspen Title & Escrow, Inc.
525 Main Street
Klamath Falls, OR 97601

State of Oregon, County of Klamath
Recorded 09/13/04 10:49 a m
Vol M04 Pg 60769-71
Linda Smith, County Clerk
Fee \$ 3/00 # of Pgs 3

When Recorded Return To:

Aspen Title & Escrow, Inc.
525 Main Street
Klamath Falls, OR 97601

Until requested otherwise, send all tax statements:

(SPACE ABOVE THIS LINE FOR RECORDER'S USE)

Aspen: 3369
COVER SHEET

DOCUMENT: Warranty Deed

GRANTOR: James J. O'Connell and Anastasia O'Connell

GRANTEE: John R. Judkins and Ola Fern Judkins

CONSIDERATION : \$57,000.00

This Indenture Witnesseth, THAT JAMES J. O'CONNELL and ANASTASIA O'CONNELL,
 husband and wife, hereinafter known as grantors, for the consideration hereinafter stated
 have bargained and sold, and by these presents do grant, bargain, sell and convey unto
 JOHN R. JUDKINS and OLA FERN JUDKINS,
 husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

(more particularly described on reverse side)

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED
 IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND
 REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE
 PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH
 THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY
 APPROVED USES.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 57,000.00
 However, the actual consideration includes other property which is part of the consideration.
 (Strike out the above when not applicable)

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantees as an
 estate by the entirety. And the said grantors do hereby covenant, to and with the said grantees, and
 their assigns, that they are the owners in fee simple of said premises; that they are free from
 all incumbrances, except those herein stated,
 and that they will warrant and defend the same from all lawful claims whatsoever,
 except those above set forth.

IN WITNESS WHEREOF, they have hereunto set their hands and seals
 this 24th day of August 19 92.
James J. O'Connell (SEAL) Anastasia O'Connell (SEAL)
 (SEAL) (SEAL)

STATE OF OREGON, County of Klamath) ss. August 25, 19 92
 Personally appeared the above named James J. O'Connell and Anastasia O'Connell,
husband and wife,
 and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

W. Darlene V. Addington
 Notary Public for Oregon.
 My commission expires 3-22-93

After recording return to:

Until a change is requested, all tax statements
 shall be sent to the following name and address:

From the Office of
 WILLIAM L. SISEMORE
 First Federal Bldg.
 540 Main Street
 Klamath Falls, Oregon 97601

STATE OF OREGON,
 County of _____ } ss.

I certify that the within instrument was re-
 ceived 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.

County Clerk—Recorder

By _____ Deputy

Beginning at a point on the Westerly boundary of the right of way of the Homedale road which point is on the Southerly boundary of the U.S.R.S. drain ditch running East and West across the Northerly part of the Northwest quarter of the Northeast quarter of Section 14, Township 39 South, Range 9 East Willamette Meridian, Klamath County, Oregon; and running thence South along the Westerly boundary of the Homedale road 260 feet to the point of beginning; and running thence West to the Easterly right of way line of Klamath Project drain #1-C-1-A-1; thence Southerly along the said Easterly boundary line of said drain 306.2 feet; thence East to the Westerly boundary of the Homedale road; thence North along the Westerly boundary 306.2 feet to the point of beginning, containing 5 acres more or less and being a part of the Northwest quarter of Northeast quarter of Section 14, Township 39 South, Range 9 East Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM:

Beginning at a point on the Westerly boundary of the right of way of the Homedale Road, which point is on the Southerly boundary of the United States Reclamation Service Drain ditch, running East and West across the Northerly part of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 14, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; and running thence South along the Westerly boundary of the Homedale Road 443.7 feet to the point of beginning; and running thence West to the Easterly right of way line of the Klamath Project Drain #1-C-1-A-1; thence Southerly along the said Easterly boundary line of said Drain 122.5 feet; thence East to the Westerly boundary of the Homedale Road; thence North along the Westerly boundary 122.5 feet to the point of beginning, and being a part of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 14, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

ALSO EXCEPTING THEREFROM THE A-3-B Lateral.

SUBJECT TO: Rights of the public in and to any portion of the herein-described premises lying within the boundaries of roads or highways; Regulations, including levies, assessments, water and irrigation rights and assessments for ditches and canals, of Klamath Irrigation District; Levies and assessments of the Klamath County Drainage District; Levies and assessments of the Klamath County Drainage District; Conditions and restrictions in Deed recorded in Book 13 at page 272, Deed Records of Klamath County, Oregon; Easements and rights of way of record and those apparent on the land, if any; Real property taxes commencing July 1, 1992, which are now a lien but not yet payable.