

1967/50

29097

MTC 5106

KNOW ALL MEN BY THESE PRESENTS. That Kenneth H. Duncan and Evelyn R. Duncan, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Roy E. Gooing and Barbara Gooing, 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:

The Westerly 67.5 feet of the following described tract: Beginning at a point which lies North 1°12' West a distance of 331.4 feet along the section line and North 88°57' East a distance of 612 feet from the iron axle which marks the quarter section corner common to Section 10 and 11, Township 39 South, Range 9 EWM, and running thence; continuing North 88°57' East a distance of 135 feet to a point; thence North 1°12' West parallel to the section line a distance of 331.4 feet, more or less, to an iron pin on the North line of the S 1/2 of SW 1/4 of NW 1/4 of Section 11; thence South 88°58' West along said North line of the S 1/2 of SW 1/4 of NW 1/4 of Section 11, a distance of 135 feet to an iron pin; thence South 1°12' East a distance of 331.5 feet, more or less, to the point of beginning, being in the S 1/2 of SW 1/4 of NW 1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian; EXCEPT County Road across the South 30 feet 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 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;

and that grantor will warrant and forever defend the above granted 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 \$8,000.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which):

In construing this deed and where the context so requires, the singular includes the plural. WITNESS grantor's hand this 30 day of August 1971

Kenneth H. Duncan
Kenneth H. Duncan
Evelyn R. Duncan
Evelyn R. Duncan

STATE OF OREGON, County of Klamath, ss.

Personally appeared the above named Kenneth H. Duncan and Evelyn R. Duncan

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

(OFFICIAL SEAL)

Before me: *John D. Goehner*
Notary Public for Oregon
My commission expires 11/25/72

NOTE—The sentence between the symbols ①, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

TO

AFTER RECORDING RETURN TO

Roy E Gooing
802 Payne Alley
Klamath Falls, Or.

(DON'T USE THIS SPACE; RESERVED FOR RECORDING LABEL IN COUN. TIES WHERE USED.)

FEE \$ 3.00

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 4th day of MAY, 1977, at 3:22 o'clock P.M., and recorded in book M77 on page 7717

Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

COUNTY CLERK

Title.

By *Harold D. Dargatzis* Deputy