

1-174

WARRANTY DEED

Vol. 179 Page 7594

1A38-77920-N 55124

KNOW ALL MEN BY THESE PRESENTS, That O. W. Goakey and Margaret E. Goakey, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Albert B. Schwab

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 Easterly 36 feet of Lot 1, Block 17, ORIGINAL TOWN OF LINKVILLE, NOW CITY OF KLAMATH FALLS, OREGON, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the most easterly corner of Lot 1, Block 17, in Town of Linkville (now City of Klamath Falls) Oregon; thence Northwestwardly along the Easterly line of said Lot 1, 112 feet to the alley; thence Southwesterly along the Southerly line of the alley 36 feet; thence Southeasterly and parallel to the Easterly line of said Lot 1, 112 feet to Main Street; thence Northeasterly along the Southerly line of said Lot 1, 36 feet to the place of beginning.

Subject, however, to the following:

1. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
2. Mortgage, including the terms and provisions thereof, with (for continuation of this deed 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,

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 \$ 93,500.00

However, the actual consideration consists of or includes other property or value given or promised which is 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 1st day of April, 1979; 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)

O. W. Goakey

O. W. Goakey

00.00.000

Margaret E. Goakey

Margaret E. Goakey

STATE OF OREGON,)
County of Klamath) ss.
March 30, 1979

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
O. W. Goakey and Margaret E. Goakey, husband and wife,

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

(OFFICIAL SEAL)

G. W. Peterson

Notary Public for Oregon

My commission expires: 11-8-81

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. Albert B. Schwab
292 Gresham St.
Astoria, Oregon 97103

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

As records show

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.

Recording Officer

By Deputy

interest thereon and such future advances as may be provided therein,
given to secure the payment of \$80,000.00
Dated June 5, 1974
Recorded June 21, 1974 Book: M-74 Page: 7716

Mortgagor O. W. Goakey, Margaret E. Goakey and Kirk
Mortgagee Elmer Monroe Harnden and Rhoda Harnden,
husband and wife, which Mortgage Grantor

herein agrees to, assume and pay according to the terms and also hereby
assumes the obligation of O. W. Goakey and Margaret E. Goakey, as to
their undivided one-half interest therein. The present unpaid balance
is \$ 77,438.24 with interest paid to March 5, 1979 to Elmer Monroe
Harnden and Rhoda Harnden, husband and wife, and agrees to hold
Beneficiaries harmless therefrom.

3. Mortgage, including the terms and provisions thereof with interest
thereon and such future advances as may be provided therein, given to
secure the payment of \$35,000.00
Dated August 1, 1974 Book: M-74 Page: 9426
Recorded August 1, 1974
Mortgagor Orlis W. Goakey also known as O. W. Goakey,
Margaret E. Goakey and Kirk Driver

Mortgagee Western Bank, which Mortgage Grantor herein
assumes the obligation of O. W. Goakey, aka Orlis W. Goakey and
Margaret E. Goakey, as to their undivided one-half interest, therein.
The present unpaid balance is \$25,157.36 with interest paid to
March 5, 1979 to Western Bank.

for record at request of Transamerica Title Co.
is 6th day of April A.D. 1979 at 10:48 clock A.M., on
only recorded in Vol. M79, of Deeds on Page 7594

W. D. MILNE, County Clerk
By Bernice A. Detoch

Fee \$6.00

STATE OF OREGON, County of

STATE OF OREGON
County of Klamath
March 30 1979

O. W. Goakey and Margaret E. Goakey, husband and wife,
their

My commission expires

STATE OF OREGON

I certify that the within instrument was received for record on the day of 1979 at 10:48 clock A.M. and recorded on page 7594 of the Record of Deeds of said county. Witness my hand and seal of County of Klamath

Recording Officer
Deputy

1001 a mortgage is receiving by the instrument being deemed to be the following address
MAIL ROOM
1001 a mortgage is receiving by the instrument being deemed to be the following address
MAIL ROOM