



K-32157 72152

KNOW ALL MEN BY THESE PRESENTS, That RICHARD K. MAGNUSON and LORETTA A. MAGNUSON, husband and wife, hereinafter called

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:

All of Lot 19 and that portion of Lot 20, Summers Heights Subdivision, all in the SW¹/₄ of Section 14, Township 39 South, Range 9 East of the Willamette Meridian, more particularly described as follows:

Beginning at the Southwest corner of said Lot 20; thence North 0°16' East along the Westerly line of said Lot 20, a distance of 69.50 feet to a one-half inch iron pin; thence South 68°47' East, a distance of 171.33 feet to a one-half inch iron pin on the Easterly line of said Lot 20; thence South 0°16' West along the Easterly line of said Lot 20 a distance of 9.00 feet to the Southeast corner of Lot 20; thence North 89°27' West along the Southerly line of said Lot 20, a distance of 160.00 feet to the point of beginning.

(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

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 \$ 59,000.00. 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 23rd day of July, 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)

Richard K. Magnuson by Helen J. Bird
Attorney in fact
Loretta A. Magnuson by Helen J. Bird
Attorney in fact

STATE OF OREGON, July 23, 1979
County of Multnomah
Personally appeared the above named Helen J. Bird, Assistant Cashier, Trust Real Estate Officer of First National Bank of Oregon, who, being duly sworn did say that she is Attorney in Fact for Richard K. Magnuson and Loretta A. Magnuson and that she executed the foregoing instrument by authority of and in behalf of said principals and acknowledged said instrument to be the voluntary act and deed of said principals.

My Commission Expires Sept. 18, 1980
My Commission expires.

Before me: [Signature]
Notary Public for Oregon

RICHARD K. MAGNUSON & LORETTA A. MAGNUSON
C/O FIRST NATIONAL BANK OF OREGON
TRUST REAL ESTATE DEPT. T-9
PO BOX 3131 PORTLAND, OREGON 97208

ROY E. & BARBARA GOOING
5305 HILDALE
KLAMATH FALLS, OREGON 97601

After recording return to:
ROY E. & BARBARA GOOING
see above

NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address.
ROY E. & BARBARA GOOING
see above
NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath
I certify that the within instrument was received for record on the 10th day of August, 1979, at 9:23 o'clock P.M., and recorded in book/reel/volume No. 179 on page 19055, or as document/fee/file/instrument/microfilm No. 72152, Record of Deeds of said county.
Witness my hand and seal of County affixed.

W. M. D. Milne
By [Signature] Deputy

Fee \$3.50