

K-32384

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WARRANTY DEED

Vol. <sup>m</sup> 79 Page 22689

KNOW ALL MEN BY THESE PRESENTS, That RONALD WAYNE RAYMOND

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROBERT L. GOODELL and PATRICIA A. GOODELL, 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:

See Exhibit "A" which is attached hereto and by this reference incorporated herein.

(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 mentioned in Exhibit "A" which is attached hereto and by this reference incorporated herein

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 \$130,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 11th day of September, 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.

Ronald Wayne Raymond (Signature)
Ronald Wayne Raymond

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,
County of Klamath
September 11, 1979

STATE OF OREGON, County of ss.
Personally appeared and

Personally appeared the above named Ronald Wayne Raymond

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 his 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: Kathy Schucki
Notary Public for Oregon
My commission expires: 8/7/82

Notary Public for Oregon
My commission expires:

Ronald Wayne Raymond
P.O. Box 1942
Klamath Falls, Oregon 97601
GRANTOR'S NAME AND ADDRESS

Robert L. and Patricia A. Goodell
3204 Old Midland Road
Klamath Falls, Oregon 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:
Robert L. and Patricia A. Goodell
3204 Old Midland Road
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
Robert L. and Patricia A. Goodell
3204 Old Midland Road
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

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.

By Recording Officer Deputy

Parcel I: A portion of Tract 90, Enterprise Tracts more particularly described as follows:

Beginning at a point on the East line of said Tract 90, 30 feet North of the Southeast corner of said Tract; thence West 688.6 feet, more or less, to the East boundary of a tract of land conveyed to J.L. Lee by deed recorded August 16, 1909, in Deed Volume 28, Page 17, thence North along the East boundary of said Lee Tract to the Southerly boundary of the Great Northern Railway right-of-way; thence Southeasterly along the Southerly boundary of said right-of-way to its intersection with the East boundary of said Tract 90; thence South to the point of beginning.

Parcel II: All of Block 1 and Lots 1, 2, 3, 4, 5, 6, and 7 in Block 2 of Ewauna Park, EXCEPTING THEREFROM a 40-foot strip of land along the railroad as deeded by deed recorded in Deed Volume 284, page 106, Klamath County, Oregon Records.

SUBJECT TO:

(1) Liens and assessments of Klamath Project and Klamath Irrigation District and regulations, easements, contract, water and irrigation rights in connection therewith.

(2) Rights conveyed by L. Jacobs and Hallie Jacobs, his wife, to California Northeastern Railway Company, a corporation, dated June 4, 1908, recorded June 5, 1908, in Deed Volume 24, Page 244, Records of Klamath County, Oregon.

(3) Easement and right of way for the transmission and distribution of electricity across a strip of land 15 feet in width off of the Southerly portion of Lot 11 of Block 5 of Ewauna Park, deeded by Ewauna Park Corporation, a corporation, to The California Oregon Power Company, a corporation, dated December 06, 1940, recorded December 18, 1940, in Deed Volume 134, Page 119, Records of Klamath County, Oregon.

(4) Easement and right of way for the transmission and distribution of electricity from Shaw Lumber Company, a corporation, to the California Oregon Power Company, a corporation, recorded January 7, 1941, in Volume 134, page 367, Records of Klamath County, Oregon.

to have and to hold the same unto Grantee, his heirs, successors, and assigns forever.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Klamath County Title Co.

this 25th day of September A. D. 1979 at 11:23 o'clock A. M., and

fully recorded in Vol. M79, of Deeds on Page 22689

Wm D. MILNE, County Clerk

By Bernetha W. Letcher

Fee \$7.00  
Exhibit "A"