

33575

WARRANTY DEED

MTC-13724-1

HANNA L. MASON who took title as

KNOW ALL MEN BY THESE PRESENTS, That

HANNA L. ROBERTS

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

ELMER LEE GOUKER

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:

Lot 11, Block 47, FIRST ADDITION TO KLAMATH FOREST ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

"This instrument does not guarantee that any particular use may be made of the property described in this instrument. A buyer should check with the appropriate city or county planning department to verify approved uses."

## MOUNTAIN TITLE COMPANY INC.

- continued on the reverse side of this deed -

(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 stated on the reverse side 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 \$ 30,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols ①, 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 9th day of January, 1984; 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.

Hanna L. Mason  
HANNA L. MASON

(If executed by a corporation,  
affix corporate seal)

STATE OF OREGON

County of Klamath

January 9, 1984

Personally appeared the above named  
HANNA L. MASON

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 11/16/87

STATE OF OREGON, County of ) ss.  
January 9, 1984

Personally appeared )  
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

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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

Hanna L. MASON

GRANTOR'S NAME AND ADDRESS

Elmer Lee Gouker

P.O. Box 134  
Sprague River, OR 97639

GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of

I certify that the within instrument was received for record on the day of 1984,

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

- continued from the reverse side of this deed -

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SUBJECT TO:

1. Reservations and restrictions as contained in plat dedication, to wit:  
"Subject to a 16 foot easement centered on the back and side lines of all lots for future public utilities, and to all easements and reservations of record."
2. Covenants, conditions, and restrictions filed June 9, 1972, in Commissioner's Journal, regarding formation of Klamath Forest Estates Sprague River Livestock District.

STATE OF OREGON, )

County of Klamath )

Filed for record at request of

on this 15th day of Feb. A.D. 19 84  
at 4:03 o'clock P M, and duly  
recorded in Vol. M84 of Deeds  
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EVELYN BIEHN, County Clerk

By [Signature] Deputy

Fee 8.00