

35004

MOUNTAIN TITLE COMPANY INC
WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That

IDA M. POPPE

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hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
RONALD P. GOODING and YASUKO GOODING, husband and wife
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 West 50 feet of the East 108 feet of Lot 1, FAIR ACRES SUBDIVISION NO. 1, in the County of Klamath, State of 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

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 \$39,500.00
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 23 day of April, 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.

(If executed by a corporation, affix corporate seal)

California

STATE OF OREGON,

County of Plumas ss.
April 23, 1984

Personally appeared the above named
Ida M. Poppe
as attorney-in-fact

and acknowledged the foregoing instrument as her voluntary act and deed.

Before me:
Notary Public for Oregon
My commission expires:

STATE OF OREGON, County of ss.

Personally appeared

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 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.

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

Ida M. Poppe

GRANTOR'S NAME AND ADDRESS

Ronald P. & Yasuko Gooding
5035 Shasta Way
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

SAME AS GRANTEE

NAME, ADDRESS, ZIP

SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of ss.

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 of said county.
Witness my hand and seal of County affixed.

By Recording Officer
Deputy

- continued from the reverse side of this deed -

SUBJECT TO:

1. Regulations, including levies, assessments, water, and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District.
2. Regulations, including leview, liens, assessments, rights of way, and easements of the South Suburban Sanitary District, and as per Ordinance No. 29 recorded May 24, 1983, in Book M83, page 8062.
3. Reservations in deed from Walter T. Smith et al., to Dewey E. Lavery, a single man, dated June 24, 1927, recorded June 24, 1927, in Book 98 at page 61, Deed Records of Klamath County, Oregon.
4. An easement created by instrument, including the terms and provisions thereof,
Dated: June 15, 1960
Recorded: June 21, 1960
Book: 322 Page: 163
Between: Ida M. Poppe, et al
For: A 12 foot strip for driveway purposes

STATE OF OREGON,)
County of Klamath)

Filed for record at request of

on this 26th day of April A.D. 19 84
at 2:59 o'clock P M, and duly
recorded in Vol. M84 of Deeds
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EVELYN BIEHN, County Clerk

By Ram Smith, Deputy

Fee 8.00