

KNOW ALL MEN BY THESE PRESENTS, That MARGARET E. GOAKFY, hereinafter called the Grantor, for the consideration hereinafter stated to the Grantor paid by HOWARD E. McGEE, JR. and DAN C. BARNES, dba, McGee, Barnes & Associates (a partnership), hereinafter called the Grantees, does hereby grant, bargain, sell and convey unto the grantees, as Tenants in Common, without the right of survivorship, their heirs and their assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

The following described real property situated in Klamath County, Oregon:

Beginning at a point in the Northerly line of Main Street 37 1/2 feet in a Southwesterly direction from the most Easterly corner of Lot 1 in Block 17 of the Original Town of Linkville, now City of Klamath Falls, Oregon, said corner of said Lot 1 being at the intersection of Main and Fifth Street; thence North and running thence in a Northwesterly direction parallel with Fifth Street 112 feet; thence in a Southwesterly direction parallel with Main Street 29 feet; thence in a Southeasterly direction parallel with Fifth Street 112 feet to the Northerly line of Main Street; thence in a Northeasterly direction along the Northerly line of Main Street 29 feet to the place of beginning.

ALSO, beginning at a point in the Northerly line of Main Street which lies 36 feet Southeasterly from the most Easterly corner of Lot 1 in Block 17 of Original Town of Linkville, now City of Klamath Falls, Oregon; thence Northwesterly and parallel with Fifth Street 112 feet to alley; thence Southwesterly and parallel with Main Street 1 1/2 feet; thence Southeasterly and parallel with Fifth Street 112 feet to Main Street; thence Northeasterly along Northerly line of Main Street 1 1/2 feet to the point of beginning.

Subject to the following:

1. Sewer use charges, if any, due to the City of Klamath Falls.

To Have and to Hold the above described and granted premises unto the said Grantees, as tenants in common, without the right of survivorship, their heirs and assigns forever.

And Grantor hereby covenants to and with Grantees and their heirs and their assigns, that Grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except those assumed by Grantee above and those imposed by the Grantee and that Grantor will warrant and for ever 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 \$79,000.00. 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 13 day of December, 1984.

20871

Margaret E. Goakey
MARGARET E. GOAKEY

STATE OF OREGON)
) ss.
County of Klamath)

December 13, 1984.

Personally appeared the above named Margaret E. Goakey and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:

Margaret E. Goakey

NOTARY PUBLIC for Oregon

My Commission expires: 6 years

Grantor's name and address: Grantee's name and address:

Margaret E. Goakey

McGee, Barnes & Associates

135 S. 9th

Klamath Falls OR 97601

After recording return to:

Mail tax statements to:

McGee, Barnes & Associates

McGee, Barnes & Associates

135 S. 9th

135 S. 9th

Klamath Falls OR

Klamath Falls OR 97601

STATE OF OREGON)

) ss.

County of Klamath)

for

recorder's

use

I certify that the within instrument was received for record on the 13 day of December, 1984, at 11:00 o'clock AM, and recorded in book/reel/volume No. 2000 on page 2000 or as document/file/instrument/microfilm No. 4408 Record of Deeds of said county.

Twyla Olson, County Clerk

Name

Title

By

Twyla Olson

Fee: \$9.00