

53719

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That DENNIS WAYNE GOOING and SUSAN ADELE GOOING, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CRAIG M. HALNAN and LORNA L. HALNAN, 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 2, Block 49, BUENA VISTA ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, an also all that portion of Lot 1, Block 49, BUENA VISTA ADDITION to the City of Klamath Falls, more particularly described as follows:

Beginning at the most Easterly corner of Lot 2, said Block 49; thence Southeasterly along the South line of Soquel Street, 90 feet, more or less to the intersection of the South line of Soquel Street, and the East line of Kiln Street; thence Northwesterly to the Southeast corner of said Lot 2; thence Northeasterly along the Easterly line of said Lot 2 to the point of beginning.

MOUNTAIN TITLE COMPANY INC.

"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." -continued on the reverse side of this

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 \$ 57,000.00

PROVIDED, THE ENTIRE CONSIDERATION CONSISTS OF OR INCLUDES OTHER PROPERTY OR VALUE GIVEN OR PROMISED WHICH IS THE WHOLE CONSIDERATION (UNDERSTAND THAT) (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 10th day of September, 1985; 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)

Dennis Wayne Gooing

DENNIS WAYNE GOOING

Dennis Wayne Gooing as attorney in fact for Susan Adele Gooing

SUSAN ADELE GOOING

STATE OF OREGON, County of) ss.

Personally appeared _____, 19 _____, and

_____ 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)

STATE OF OREGON, County of Klamath, September 10, 1985

Personally appeared the above named DENNIS WAYNE GOOING for himself and as attorney in fact for Susan Adele Gooing and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL)

Kristi L. Redd

Notary Public for Oregon

My commission expires: 11/16/87

Notary Public for Oregon

My commission expires:

Dennis Wayne Gooing & Susan Adele Gooing
1751 NE Wood Place
Gresham, OR 97030

GRANTOR'S NAME AND ADDRESS

Craig M. Halnan & Lorna L. Halnan
212 Soquel
Klamath Falls, OR 97601

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,) ss.

County of _____

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.

Recording Officer

By _____ Deputy

MOUNTAIN TITLE COMPANY INC.

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- continued from the reverse side of this deed -

15545

SUBJECT TO:

1. Taxes for the fiscal year 1985-1986, a lien, not yet due and payable.
2. City water and sewer use charges, if any, due to the City of Klamath Falls.
3. Note and Mortgage, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein,

Dated: October 1, 1979

Recorded: October 1, 1979

Volume: M79, page 23194, Microfilm Records of Klamath County, Oregon

Amount: \$50,000.00

Mortgagor: Dennis Wayne Gooing and Susan Adele Gooing, husband and wife

Mortgagee: State of Oregon, represented and acting by the Director of Veterans' Affairs (P22548)

The Grantees named on the reverse hereby agree to assume and pay in full the above described Mortgage and Grantees further agree to hold the Grantors named herein harmless therefrom.

"This instrument will not allow use of the property described in this instrument in violation of applicable land use laws and regulations. Before signing or accepting this instrument, the person acquiring fee title to the property should check with the appropriate city or county planning department to verify approved uses."

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
of September A.D., 19 85 at 4:11 o'clock P M., and duly recorded in Vol. M85
of Deeds on Page 15544.

FEE \$9.00

Evelyn Biehn

By

County Clerk

Sam Smith