

61963

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That CAROL A. GODDARD, as her separate estate,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by COYLE L. GARDNER & LEA ONA GARDNER, husband & 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:

A portion of Lot 3, Block 17, KLAMATH FALLS FOREST ESTATES, SYCAN UNIT, according to the official plat thereof on file in the Office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the East line of said Lot 3, said point being South 1100 feet from the Northeast corner of said Lot 3; thence West to a point South 1100 feet and West 415 feet from the Northeast corner of Lot 3; thence running South parallel to and 415 feet West of the East line of said Lot 3 to the Southerly line of said Lot 3; thence Easterly along the South line of said Lot 3 to the Southeast corner thereof; thence North along the East line of said Lot 3 to the point of beginning.

(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

those listed under Mountain Title of Klamath County's Preliminary Title Report #16642.

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 \$2,500.00**
 The whole consideration consists of or includes the property or value given or promised which is the subject of this deed. 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 day of May, 1986; 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.

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.

CAROL A. GODDARD

Carol A. Goddard

STATE OF OREGON, Washington } ss.

County of Pierce

May 22nd, 1986

Personally appeared the above named

CAROL A. Goddard

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

Before me:

Sandra L. Rollins

Notary Public for Oregon, Washington

My commission expires: 12/9/90

STATE OF OREGON, County of } ss.

Personally appeared

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)

Notary Public for Oregon

My commission expires:

(If executed by a corporation, affix corporate seal)

CAROL A. GODDARD

14411 Pacific Ave. #11

Tacoma, WA 98444

GRANTOR'S NAME AND ADDRESS

COYLE L. & LEA ONA GARDNER

8824 Sorrel Street

Bakersfield, CA 93307

GRANTEE'S NAME AND ADDRESS

After recording return to:

DEMAREST & DENOMY

P O Box 44

Tacoma, WA 98401

NAME, ADDRESS, ZIP

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

COYLE L. & LEA ONA GARDNER

8824 Sorrel Street

Bakersfield, CA 93307

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 30th day of May, 1986, at 8:58 o'clock A.M., and recorded in book/reel/volume No. M86 on page 9333 or as fee/file/instrument/microfilm/reception No. 61963, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By: Ann Smith Deputy

Fee: \$10.00