

MT-16912-K

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65407

KNOW ALL MEN BY THESE PRESENTS, That Ivan H. Goodknight and Eloise M. Goodknight, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Henry J. Paynter and Lee K. Paynter, 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:

Block 1, Lot 18, Country Green, commonly known as 7117 Ruth Court, Klamath Falls, Klamath County, Oregon

"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."

(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 which are a matter of record or are readily apparent on the land.

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 \$49,500.00.

However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which). (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 12th day of November, 1981; 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.

Ivan H. Goodknight  
Eloise M. Goodknight

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,  
County of Klamath,  
November 12, 1981.

Personally appeared the above named Ivan H. and Eloise M. Goodknight and acknowledged the foregoing instrument to be a voluntary act and deed.

Before me, Charles P. Addington  
Notary Public for Oregon  
My commission expires: 3-22-85

STATE OF OREGON, County of \_\_\_\_\_, 19\_\_\_\_.  
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)

Ivan H. and Eloise M. Goodknight  
Box 1427  
Central Valley, California  
GRANTOR'S NAME AND ADDRESS

Henry J. and Lee K. Paynter  
6610 N. 11324 E 39 Place, Yuma AZ.  
Klamath Falls, Oregon 97603  
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:  
No Change

SPACE RESERVED FOR RECORDER'S USE

Fee: \$10.00

STATE OF OREGON,  
County of Klamath  
I certify that the within instrument was received for record on the 29th day of August, 1986, at 3:47 o'clock P.M., and recorded in book/reel/volume No. 136 on page 15669 or as document/fee/tile/instrument/microfilm No. 65407.  
Record of Deeds of said county.  
Witness my hand and seal of County affixed.

Evelyn Blahn, County Clerk  
By Don Smith, Deputy