

70204

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Herbert F. Gooding and Jeanne M. Gooding, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Stephen A. Levy, 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:

Beginning at a point which is 150 feet East and 1000 feet South of the center of Section 10 Township 36 South, Range 6 E.W.M., and running thence North 75 feet to a point; thence East 180 feet to a point; thence South parallel to the North-South center line of said Section 10 to a point on the Northerly right of way line of the Forest Service Road now laid out and established; thence Southwesterly along the Northerly line of said Forest Service Road to a point due South of the point of beginning; thence Northerly in a straight line to the point of beginning. Together with a non-exclusive easement for roadway purposes over the 50 foot strip of land adjoining said property on the West.

Subject to easements, rights of way, reservations and restrictions of record and apparent on the land. Also including a non-exclusive waterway easement as described in Easement recorded August 31, 1977, Vol. M77, page 16150, Deed Records of Klamath County, Oregon.

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 taxes for fiscal year 1983-84 which are now a lien but not yet payable;

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. and that

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 43,800.00. However, the actual consideration consists of or includes other property or value given or promised which is 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 2nd day of September, 1983; 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)

STATE OF OREGON,
County of Klamath
September 2, 1983 ss.

Personally appeared the above named
Herbert F. Gooding and Jeanne M. Gooding
and acknowledged the foregoing instrument to be their voluntary act and deed.

Notary Public for Oregon
My commission expires: 9/23/85

STATE OF OREGON, County of _____ ss.
Personally appeared _____, 19____

each for himself and not one for the other, did say that the former is the _____ who, being duly sworn, 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)

GRANTOR'S NAME AND ADDRESS
GRANTEE'S NAME AND ADDRESS
After recording return to:
S.A. and Theresa A. Levy
Harriman Rt. Box 60 AA
Klamath Falls, Or 97601
NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address.
Same As Above
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,
County of Klamath ss.

I certify that the within instrument was received for record on the 8th day of January, 1987 at 1:36 o'clock P.M., and recorded in book/reel/volume No. M87 on page 348 or as document/fee/file/instrument/microfilm No. 70204, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME

By _____ Deputy

Fee, \$10.00