

72020

KNOW ALL MEN BY THESE PRESENTS, That

WARRANTY DEED

HELEN E. LARSON

Vol. M87

Page

353

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RICHARD W. GOOLSBY and JUANITA M. GOOLSBY, husband and 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 pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Beginning at a point 238.7 feet North of a point 308.7 feet West of the corner common to Townships 39 and 40 South, Ranges 7 and 8 East of the Willamette Meridian, Klamath County, Oregon; thence North 208.7 feet; thence West 208.7 feet; thence South 208.7 feet; thence East 208.7 feet to the place of beginning, being situate in the SE 1/4 of Section 36, Township 39 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, SAVING AND EXCEPTING THEREFROM the West 5 feet thereof conveyed to Klamath County by Volume M75, page 8217 and Volume M75, page 8234, Microfilm Records of Klamath County, Oregon.

MOUNTAIN TITLE COMPANY

"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."

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 of record and 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 \$ 20,000.00. ~~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 ~~①~~ and ~~②~~ 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 27 day of February, 1987; 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.

x Helen E. Larson
Helen E. Larson

GENERAL ACKNOWLEDGMENT

State of California
County of SAN MATEO } ss.

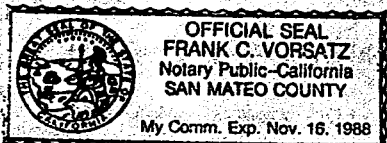
On this the 27th day of February 1987, before me,

FRANK C. VORSATZ

the undersigned Notary Public, personally appeared

HELEN E. LARSON

☒ personally known to me
☐ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is subscribed to the within instrument, and acknowledged that she executed it. WITNESS my hand and official seal.



1814 Ogden Drive, Burlingame, CA 94010

HELEN E. LARSON
342 BEVERLY AVE
MILBRAE CA 94030

GRANTOR'S NAME AND ADDRESS

RICHARD W. & JUANITA M. GOOLSBY
PO BOX 275
KENO OR 97627

GRANTEE'S NAME AND ADDRESS

After recording return to:

GRANTEE

NAME, ADDRESS, ZIP

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

GRANTEE

NAME, ADDRESS, ZIP

Notary's Signature

Frank C. Vorsatz

NATIONAL NOTARY ASSOCIATION • 23012 Ventura Blvd. • P.O. Box 4625 • Woodland Hills, CA 91364

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

on this 5th day of March A.D., 19 87
at 2:00 o'clock P M. and duly recorded
in Vol. M87 of Deeds Page 3532

Evelyn Biehn, County Clerk

By Sam Smith

Fee, \$10.00

Deputy.