

MOUNTAIN TITLE COMPANY

86761

WARRANTY DEED

Vol. M88 Page 6664

KNOW ALL MEN BY THESE PRESENTS, That F. DARLENE LIGHTNER and THYS DE HOOP, Trustees of THE HOWARD N. LIGHTNER TRUST u/a/d April 5, 1983, as to an undivided 1/8 interest, **see below hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JAMES H. GOSLIN and MARY E. GOSLIN, husband and wife, dba GOSLIN STABLES, 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:

The NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ and Government Lots 5, 6, 7, and 8, in Section 31, Township 30 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

Klamath County Tax Account #3008-3100-1200.

**Grantors vesting continued: and F. DARLENE LIGHTNER and MICKI JO HERMAN, Trustees of THE F. DARLENE LIGHTNER TRUST u/a/d April 5, 1983, as to an undivided 7/8 interest

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 all those of record 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 \$ 80,000.00. 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 ©, 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 26th day of April, 1988; 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.

THE F. DARLENE LIGHTNER TRUST
F. DARLENE LIGHTNER, Trustee

THE HOWARD N. LIGHTNER TRUST
F. DARLENE LIGHTNER, Trustee

MICKI JO HERMAN, Trustee
STATE OF OREGON,

THYS DE HOOP, Trustee
STATE OF OREGON, County of _____, 19 _____ ss.

County of Klamath
April 26, 1988

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.

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 11/16/91

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

THE HOWARD N. LIGHTNER TRUST and THE F. DARLENE LIGHTNER TRUST,

GRANTOR'S NAME AND ADDRESS

JAMES H. GOSLIN and MARY E. GOSLIN DBA GOSLIN STABLES
Rt. 1 Box 399
Springfield, Missouri 65803

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,

County of Klamath ss.

I certify that the within instrument was received for record on the 27th day of April, 1988 at 12:18 o'clock P.M., and recorded in book M88 on page 6664 or as file/reel number 86761. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer

Fee \$10.00

By Georgia McCaskey Deputy

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