

KNOW ALL MEN BY THESE PRESENTS, That ROY E. GOOING AND BARBARA GOOING, husband and

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RANSE L. HERZINGER AND TERESA K. HERZINGER, husband and wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and and grantee's heirs, successors and assigns, the 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:

SEE REVERSE SIDE OF THIS INSTRUMENT

"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 and the above granted premises, free from all encumbrances EXCEPT THOSE OF RECORD AND APPARENT TO THE LAND

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 \$ 63,000.00

~~THE GRANTOR HEREBY WARRANTS AND FOREVER DEFENDS 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 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 15th day of June, 19 89; 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.

Roy E. Goosing
Roy E. Goosing
Barbara Goosing
Barbara Goosing

STATE OF OREGON,
County of Klamath ss.
June 15 19 89

STATE OF OREGON, County of _____ ss.
_____, 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)

Notary Public for Oregon
My commission expires: _____

Personally appeared the above named ROY E. AND BARBARA GOOING

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

James D. Chandler
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires: 7-6-90

Roy E. Goosing
Barbara Goosing
CP KEE

GRANTOR'S NAME AND ADDRESS
Ranse L. & Teresa K. Herzinger
5305 Tulalip Dr
Klamath Falls OR 97603

GRANTEES NAME AND ADDRESS
Klamath Falls Federal (DC)
540 Allen St
Klamath Falls OR 97601

NAME AND ADDRESS
Name as above

STATE OF OREGON, _____ ss.
County of _____
I certify that the within instrument was received for record on the _____ day of _____, 19 _____, at _____ o'clock _____ M., and recorded in book _____ on page _____ or as file/reel number _____
Record of Deeds of said county.
Witness my hand and seal of County affixed.

SPACE RESERVED
FOR
RECORDER'S USE

By _____ Recording Officer
Deputy

01201

10947

Order No: 21630

EXHIBIT "A"
LEGAL DESCRIPTION

All of Lot 19 and that portion of Lot 20, SUMMERS HEIGHTS, 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 the Southwest corner of said Lot 20; thence North 0 degrees 16' East along the Westerly line of said Lot 20, a distance of 69.50 feet to a one-half inch iron pin; thence South 68 degrees 47' East, a distance of 171.33 feet to a one-half inch iron pin on the Easterly line of said Lot 20; thence South 0 degrees 16' West along the Easterly line of said Lot 20, a distance of 9.00 feet to the Southeast corner of said Lot 20; thence North 89 degrees 27' West along the Southerly line of said Lot 20, a distance of 160.00 feet to the point of beginning.

Tax Account No: 3909 014BC 07000

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 19th day of June A.D. 19 89 at 4:13 o'clock P.M., and duly recorded in Vol. M89 of Deeds on Page 10946.

FEE \$13.00

Evelyn Biehn County Clerk

By Pauline Mueller