

5837

MTC 22182-P WARRANTY DEED

Vol. m89 Page 18435

KNOW ALL MEN BY THESE PRESENTS, That IRVIN W. CARNER, JR. & THORA J. CARNER,
as tenants in common

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JIMMIE A. GODWIN & DOLORES A. GODWIN, 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:

The SW $\frac{1}{4}$ SW $\frac{1}{4}$, Section 23 and the NE $\frac{1}{4}$ NE $\frac{1}{4}$, Section 27 of Township 35 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, EXCEPTING THEREFROM that portion lying within the Table Land road right of way, and County Road No. 3125.

Subject to: Liens and encumbrances of record, including Trust Deed recorded in Volume M86, page 2585 and assigned to Alexia Louise Hardt by assignment recorded in Volume M86, page 2587, Microfilm Records of Klamath County, Oregon, which buyers herein do not agree to assume and pay, and sellers further agree to hold buyers harmless therefrom.

"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 appert 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 \$ 12,500.00

~~However, the actual consideration paid for this transfer, stated in terms of dollars, is \$ 12,500.00. If the actual consideration paid for this transfer, stated in terms of dollars, is not the same as the consideration stated in the deed, the consideration stated in the deed shall be deemed to be the actual consideration paid for this transfer.~~

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 24th day of September, 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.

Irvin W. Carner, Jr.
Irvin W. Carner, Jr.

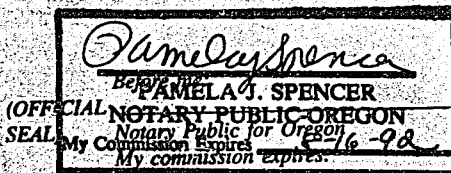
Thora J. Carner
Thora J. Carner

STATE OF OREGON,
County of Klamath) ss.

9/29 1989

Personally appeared the above named
Irvin W. Carner, Jr. & Thora J. Carner

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



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:

Irvin W. Carner, Jr. & Thora J. Carner

PO Box 25
Sprague River OR 97639
GRANTOR'S NAME AND ADDRESS

Jimmie A. Godwin & Dolores A. Godwin

10801 Godwin Way
Grass Valley CA 95941
GRANTEE'S NAME AND ADDRESS

After recording return to:
Jimmie A. Godwin & Dolores A. Godwin

10801 Godwin Way
Grass Valley CA 95941
NAME, ADDRESS, ZIP

Use a change if requested all fee statements shall be sent to the following address:
Jimmie A. Godwin & Dolores A. Godwin

10801 Godwin Way
Grass Valley CA 95941
NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.

County of Klamath

I certify that the within instrument was received for record on the 29th day of Sept., 1989, at 3:33 o'clock PM., and recorded in book M89 on page 18435 or as file/reel number 5837.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

Pauline Mullen, Deputy

Fee \$8.00