

10534

MTC 22901-D

WARRANTY DEED

Vol. m90 Page 1595

KNOW ALL MEN BY THESE PRESENTS, That RICHARD W. SEXTON & GENEVA H. SEXTON,
husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by THE GOODWIN TRUST
dated April 13, 1988
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 apper-
taining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 3, Block 2, TRACT NO. 1145, NOB HILL REPLAT, a subdivision of portions of Nob Hill,
Irvington Heights, Mountain View Addition and Eldorado Heights, according to the official
plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No. 3809-21CB-3200

"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 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 \$ 16,000.00
~~However, the consideration consisting of a certain interest in property owned by the grantor, which is the subject
of the consideration (indicated by) of the second between the parties of this deed, should be deleted
(See GRS 82-030)~~

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 January, 19 90 ;
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.

Richard W. Sexton
Richard W. Sexton

Geneva H. Sexton
Geneva H. Sexton
STATE OF OREGON, County of _____) ss.

STATE OF OREGON,
County of Klamath) ss.
1/23, 19 90

Personally appeared the above named
Richard W. Sexton & Geneva H. Sexton

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 _____

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

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: _____

Pamela J. Spencer
Before PAMELA J. SPENCER
NOTARY PUBLIC-OREGON
My commission expires 8/16/92

Richard W. & Geneva H. Sexton
1581 Ridgecrest Dr
Klamath Falls OR 97601
GRANTOR'S NAME AND ADDRESS

The Goodwin Trust
PO Box 134
La Canada, CA 91012
GRANTEE'S NAME AND ADDRESS

After recording, return to:
The Goodwin Trust
PO Box 134
La Canada, CA 91012
NAME, ADDRESS, ZIP

Until a charge is requested all tax statements shall be sent to the following address:
The Goodwin Trust
PO Box 134
La Canada, CA 91012
NAME, ADDRESS, ZIP

STATE OF OREGON, _____ ss.
County of Klamath

I certify that the within instrument was
received for record on the 23rd
day of Jan, 19 90 ,
at 2:48 o'clock P M., and recorded
in book M90 on page 1595 or as
filed/reel number 10534

Record of Deeds of said county.
Witness my hand and seal of County
affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Pauline Mueller Deputy

Fee \$28.00

MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY