MOUNTAIN TITLE COMPANY

**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 *, 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:*

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."*

JAN 23 PM 2 48

*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 ~~(Here comply with the requirements of 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* 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

Geneva H. Sexton

*STATE OF OREGON, County of* Klamath ) *ss.*

1/23, 19 90

*Personally appeared the above named* Richard W. Sexton & Geneva H. Sexton *and acknowledged the foregoing instrument to be* their *voluntary act and deed.*

*Before me:* PAMELA J. SPENCER NOTARY PUBLIC-OREGON

*(OFFICIAL SEAL)* *Notary Public for Oregon*

*My commission expires:* My Commission Expires 8/16/92

*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:*

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 change 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

SPACE RESERVED FOR RECORDER'S USE

*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* PM., *and recorded in book* M90 *on page* 1595 *or as file/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 Muellenaere *Deputy*

Fee $28.00

Unofficial Copy

MOUNTAIN TITLE COMPANY