

21666

HTC #124367-13

MOUNTAIN TITLE COMPANY

KNOW ALL MEN BY THESE PRESENTS, That Robert E. Smith and Phyllis A. Smith, husband and wife, as to an undivided 1/2 interest, and William L. Sanders and Erma J. Sanders, as to an undivided 1/2 interest, and William L. Sanders and Erma J. Sanders, as to an undivided 1/2 interest, have called the grantor, for the consideration herein after stated, to grantor paid by Austin C. Gohsen, and Austin C. Gohsen, and David M. Gohsen, not a tenants in common, but with hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee 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 \_\_\_\_\_ and State of Oregon, described as follows, to-wit:

\_\_\_\_\_ and wife, as to an undivided 1/2 interest  
the SW 1/4 of the SE 1/4 of Section 3, Township 33 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

Tax Account No: 1307 00000 00800

## 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 lawfully seized in fee simple and 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 \$ 30,000.00

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 9 day of October, 1990. 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.

STATE OF OREGON, Arizona

County of Franklin ss.  
October 9, 1990

Personally appeared the above named \_\_\_\_\_

Robert E. Smith

Phyllis A. Smith

William L. Sanders &amp; Erma J. Sanders

and acknowledged the foregoing instrument

to be \_\_\_\_\_ voluntary act and deed.

Before me, \_\_\_\_\_

Notary Public for Oregon, Arizona

My commission expires: \_\_\_\_\_

2, 1991

Robert E. Smith

Phyllis A. Smith

Phyllis A. Smith

William L. Sanders

Erma J. Sanders

Erma J. Sanders

STATE OF OREGON, County of \_\_\_\_\_ ss.

The foregoing instrument was acknowledged before me this \_\_\_\_\_

, 19 \_\_\_\_\_, by \_\_\_\_\_

president, and by \_\_\_\_\_

secretary of \_\_\_\_\_

\_\_\_\_\_ corporation, on behalf of the corporation.

Notary Public for Oregon \_\_\_\_\_

My commission expires: \_\_\_\_\_ (SEAL)

STATE OF OREGON, \_\_\_\_\_ ss.

County of Klamath

I certify that the within instrument was

received for record on the 19th

day of Oct., 19 90at 3:53 o'clock P.M., and recorded

in book M90 on page 21138 or as

file/reel number 21666

Record of Deeds of said county.

Witness my hand and seal of County

affixed.

Evelyn Riehn, County Clerk

Recording Officer

By Christina M. Miller Deputy

Fee \$28.00

MOUNTAIN TITLE COMPANY