

1-1-74

61098

WARRANTY DEED

5936

KNOW ALL MEN BY THESE PRESENTS, That ROY GOODING

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by STEVEN GOODING, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that 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:

an undivided 25 percent interest in the following:

See attached Exhibit "A"

NOTICE

This instrument does not guarantee that any particular use may be made of the property described in this instrument. A buyer should check with the appropriate city or county planning department to verify approved uses.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 of the above granted premises, free from all encumbrances except those listed on the back.

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 \$79,500.00. However, the actual consideration consists of the property or value given or provided which is the consideration (indicate which) (The sentence between the symbols X and X is to be deleted if the consideration is not in money.)

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 17 day of January, 1984; 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.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, } ss.
County of Klamath
January 17, 1984

Personally appeared the above named
ROY GOODING

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

Before me:
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 3/4/86

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 be-
half 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:

ROY GOODING
Rt. 2, Box 706
Klamath Falls, Oregon 97601
GRANTOR'S NAME AND ADDRESS

STEVEN GOODING
9232 Highway 140
Klamath Falls, Oregon 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:

STEVEN GOODING
9232 Highway 140
Klamath Falls, Oregon 97603
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

STEVEN GOODING
9232 Highway 140
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

County of _____
I certify that the within instru-
ment was received for record on the
_____ day of _____, 19____,
at _____ o'clock M., and recorded
in book/reel/volume No. _____ on
page _____ or as document/file/
instrument/microfilm No. _____.
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

NAME

TITLE

By _____ Deputy

SPACE RESERVED
FOR
RECORDER'S USE

93 MAY 6 PM 3 35

55 CR

EXCEPTIONS:

1. Any rights of the public in and to any portion of said premises lying within the limits of roads and highways.
2. A mortgage dated July 7, 1967, wherein the mortgagor is ROY GOODING and the mortgagee is the Federal Land Bank of Spokane, said mortgage being recorded in Klamath County Deed Records Volume M-67, Page 5302.
3. Any further reservations, restrictions, rights of way, easements of record and those apparent upon the land.

EXHIBIT "A"

10036

Township 39 South, Range 10 East of the Willamette Meridian:

Beginning at the Quarter Section corner between Sections 8 and 17; thence West along the fence on the South line of the Southwest quarter of said Section 8 a distance of 20.08 chains to a point 8 feet East of the present fence; thence North 34.83 chains to the South line of the Klamath Falls-Olene Road; thence South 65°49' East 21.93 chains to the East line of aforesaid Southwest quarter of Section 8; thence South 25.82 chains to the point of beginning, and being that part of the East half of the Southwest quarter of Section 8 lying South of the Klamath Falls-Olene Road.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Steven Gooding the 6th day
of May A.D., 19 93 at 3:35 o'clock P. M., and duly recorded in Vol. M93
of Deeds on Page 10035.

FEE \$40.00

Evelyn Biehn County Clerk

By Dorine M. M. M. M.