

96595

MOUNTAIN TITLE COMPANY

Vol. M95 Page 6513

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That  
 JOHN GOODMAN and SHERYL A. GOODMAN  
 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by  
 ALFRED L. EDGAR and RICHARD W. EDGAR, WITH RIGHTS OF SURVIVORSHIP, 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 KLAMATH and State of Oregon, described as follows, to-wit:

Lot 8 in Block 5 of SOUTH CHILOQUIN, according to the official plat  
 thereof on file in the office of the County Clerk of Klamath County,  
 Oregon.

## 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 and to determine any limits on  
 lawsuits against farming or forest practices as defined in ORS 30.930."

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 those apparent upon the land, if any, as 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 \$ 18,000.00

See back of deed for full description of property.

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 14 day of March, 19 95;  
 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, Texas ) ss.  
 County of TRAVIS  
March 14th, 19 95

Personally appeared the above named  
 JOHN GOODMAN  
 SHERYL A. GOODMAN

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

Before me:

Lisa Crosby  
 Notary Public for Oregon Texas  
 My commission expires:



LISA CROSBY  
 NOTARY PUBLIC  
 State of Texas  
 Comm. Exp. 01-13-98

STATE OF OREGON, County of \_\_\_\_\_ ss.  
 The foregoing instrument was acknowledged before me this  
March 14th, 19 95, by \_\_\_\_\_,  
 \_\_\_\_\_ president, and by \_\_\_\_\_,  
 \_\_\_\_\_ secretary of \_\_\_\_\_

a \_\_\_\_\_ corporation, on behalf of the corporation.  
 Notary Public for Oregon \_\_\_\_\_ (SEAL)  
 My commission expires:

STATE OF OREGON, ss.

County of Klamath  
 I certify that the within instrument was  
 received for record on the 22nd  
 day of March, 19 95,  
 at 10:59 o'clock A.M., and recorded  
 in book M95 on page 6513 or as  
 file/reel number 96595.  
 Record of Deeds of said county.  
 Witness my hand and seal of County  
 affixed.

Bernetha G. Letsch, County Clerk  
 By Lipette Hestag Recording Officer  
 Deputy

Fee \$30.00

MOUNTAIN TITLE COMPANY

03-22-95A10:59 RCVD

MOUNTAIN TITLE COMPANY

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JOHN GOODMAN and SHERYL A. GOODMAN	
316 CARACARA	
BUDA, TX 78610	
GRANTOR'S NAME AND ADDRESS	
ALFRED L. EDGAR	
3370 LAKE FOREST ROAD	
CHILOQUIN, OR 97624	
GRANTEE'S NAME AND ADDRESS	
ALFRED L. EDGAR	
3370 LAKE FOREST ROAD	
CHILOQUIN, OR 97624	
NAME, ADDRESS, ZIP	
Until a change is requested all tax statements shall be sent to the following address:	
ALFRED L. EDGAR	
3370 LAKE FOREST ROAD	
CHILOQUIN, OR 97624	
NAME, ADDRESS, ZIP	