

42350

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Until a change is requested, all  
tax statements shall be sent to:

Mrs. Steven R. Gooding  
5315 Hilldale Street  
Klamath Oregon 97603

After recording, send to:

Mrs. Steven R. Gooding  
5315 Hilldale Street  
Klamath Oregon 97603

WARRANTY DEED

Steven R. Gooding and Carole L. Gooding, husband and  
wife, Grantor, conveys and warrants to Carole L. Gooding, trustee  
of the Carole L. Gooding Living Trust u/a/d/ March 5, 1992,  
Grantee, the real property described as LOT 18, SUMMER HEIGHTS,  
Klamath County, Oregon, free of encumbrances except as set forth  
on Exhibit A, attached hereto and made a part hereof by this  
reference.

The true and actual consideration for this transfer  
consists of or includes other property or other value given or  
promised.

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.

DATED this 5 day of March, 1992.

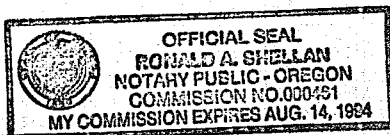
GRANTOR:

Steven R. Gooding  
Steven R. Gooding  
Carole L. Gooding  
Carole L. Gooding

State of Oregon

County of Multnomah

Personally appeared the above named Steven R. Gooding and Carole  
L. Gooding on March 5, 1992 and acknowledge the foregoing  
instrument to be his voluntary act and deed.



Ronald A. Shellan  
Notary Public for Oregon  
My Commission Expires: \_\_\_\_\_

XSS005C3

## Exhibit A

1. Reservations, restrictions, rights of way, easements of record and those apparent on the land;
2. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District;
3. Water contract agreement, including the terms and provisions thereof between Fred B. Paterson, et ux., and the United States of America, recorded July 12, 1927, in Deed Volume 76 at page 116;
4. Easement and right of way, including the terms and provisions thereof, granted to The California Oregon Power Company, dated July 8, 1933, recorded July 24, 1933, in Volume 104 at page 274.
5. Easement and right of way, including the terms and provisions thereof, granted to The California Oregon Power Company, dated January 12, 1955, recorded January 19, 1955, in Deed Volume 271 at page 572;
6. Agreement, including the terms and provisions thereof, as to building and use restrictions, building set back lines, between Everett R. Dennis, et ux., and Warren W. Wood, et ux, et al., dated June 1, 1950, recorded July 11, 1950 in Deed Volume 240 at page 150;
7. Reservations of utility easements, including the terms and provisions thereof, as set out on the plat and in the dedication of Summers Heights.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Miller, Nash, Wiener, Hager, Carlsen the 18th day  
of March A.D., 19 92 at 11:17 o'clock A.M., and duly recorded in Vol. M92,  
of Deeds on Page 5579.

FEE \$35.00

Evelyn Biehn . County Clerk

By Pauline Muckendore