

76866

03-01-94A11:05 RCVD

Vol. 1994 Page 6399

Aspen #05041254
WARRANTY DEED

AFTER RECORDING RETURN TO:
RICHARD GOODWIN, TRUSTEE
LAVONE GOODWIN, TRUSTEE
1710 QUAIL RIDGE DRIVE
KLAMATH FALLS, OR 97603

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

THE GOODWIN TRUST, hereinafter called GRANTOR(S), convey(s) to
RICHARD GOODWIN AND LAVON GOODWIN AS TRUSTEES OF THE GOODWIN
TRUST UAD APRIL 13, 1988 hereinafter called GRANTEE(S), all that
real property situated in the County of KLAMATH, State of
Oregon, described as:

Lot 2, Block 3, Tract 1263, QUAIL RIDGE SUBDIVISION, in the
County of Klamath, State of Oregon.

CODE 1 MAP 3809-20DA TAX LOT 6900

"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 covenant(s) that grantor is the owner of the above described
property free of all encumbrances except those covenants,
conditions, restrictions, Reservations, rights, rights of way
and easements of record.

and will warrant and defend the same against all persons who may
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is TO CLEAR
TITLE.

In construing this deed and where the context so requires, the
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument
this 23 day of FEB, 1994.

Richard Goodwin Trustee
RICHARD GOODWIN, TRUSTEE

Lavon Goodwin Trustee
LAVON GOODWIN, TRUSTEE

Richard Goodwin
RICHARD GOODWIN, INDIVIDUALLY

Lavon Goodwin
LAVON GOODWIN, INDIVIDUALLY

STATE OF OREGON, County of Klamath) ss.
February 28, 1994.

Personally appeared the above named RICHARD GOODWIN AND LAVON
GOODWIN, AS TRUSTEES OF THE GOODWIN TRUST AND INDIVIDUALLY and
acknowledged the foregoing instrument to be THEIR voluntary act
and deed.

Before me: Genie Johnson
Notary Public for OREGON
My Commission Expires: 9/28/96

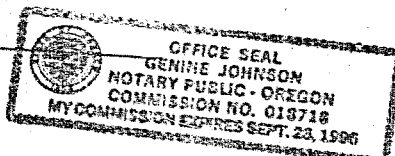


EXHIBIT "A"

6400

Lot 4, Block 6, Tract No. 1083, CEDAR TRAILS, in the County of Klamath, State of Oregon.

LESS AND EXCEPT a parcel of land situated in Lot 4, Block 6, Tract 1083, CEDAR TRAILS, Section 20, Township 40 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the West line of said Lot 4, Block 6, said point being South 00 degrees 02' 50" East 252.56 feet from the Northwest corner of Lot 4, Block 6; thence from said point of beginning North 89 degrees 45' 26" East 345.00 feet to a point on the East line of Lot 4, Block 6; thence South 00 degrees 02' 50" East 190.04 feet along the East line of said Lot 4, Block 6 to a point; thence South 89 degrees 46' 26" West 345.00 feet to a point on the West line of Lot 4, Block 6; thence North 00 degrees 02' 50" West 189.94 feet along the West line to the point of beginning.

ALSO LESS AND EXCEPT the following:

A parcel of land situated in Lot 4, Block 6, Tract 1083, CEDAR TRAILS, Section 20, Township 40 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a 5/8" iron pin at the Northwest corner of said Lot 4, Block 6; thence North 89 degrees 45' 08" East 345.00 feet along the North line of Lot 4, Block 6 to a 1/2" iron pin at the Northeast corner of Lot 4, Block 6; thence South 00 degrees 02' 50" East 252.59 feet along the East line of Lot 4, Block 6 to a point; thence South 89 degrees 45' 26" West 345.00 feet to a point on the West line of Lot 4, Block 6; thence North 00 degrees 02' 50" West 252.56 feet along the West line of Lot 4, Block 6 to the point of beginning.

CODE 227 MAP 4008-20BO TL 2300

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow
of March A.D., 19 94 at 11:05 o'clock A M., and duly recorded in Vol. M94 day
of Deeds on Page 6399
By Evelyn Biehn County Clerk
Annette Mueller

FEE \$35.00