

mtc 33060-KB
WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That RICHARD GOODWIN and LAVON GOODWIN, individually and as TRUSTEES OF THE GOODWIN TRUST DATED APRIL 13, 1988 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROBERT W. SKELLHAM & CHARLENE A. SKELLHAM, husband and wife, and GARY A. SKELLHAM, all 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 Klamath and State of Oregon, described as follows, to-wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF.

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 apparent upon the land, if any, as of the date of this deed,

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 \$ 98,000.00 and that

However, the actual consideration consists of or includes other property or value given or promised which is the whole/part of the consideration (indicate which). (The sentence between the symbols, if not applicable, should be deleted. See ORS 93.030)

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 27 day of May, 19 94; 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.

By: Richard Goodwin, Trustee
THE GOODWIN TRUST

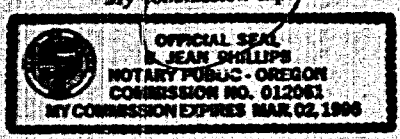
By: Lavon Goodwin, Trustee
Lavon Goodwin, Trustee

STATE OF OREGON
County of Klamath ss.
May 27, 1994

Personally appeared the above named RICHARD GOODWIN and LAVON GOODWIN, individually and as Trustees of the Goodwin Trust dated April 13, 1988

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

Before me: B. J. Phillips
Notary Public for Oregon
My commission expires:



STATE OF OREGON, County of _____) ss.
The foregoing instrument was acknowledged before me this _____, 19____, by _____, president, and by _____, secretary of _____

a _____ corporation, on behalf of the corporation.

Notary Public for Oregon _____
My commission expires: _____ (SEAL)

RICHARD & LAVON GOODWIN 1710 Quail Ridge Dr. Klamath Falls, OR 97601
ROBERT W. & CHARLENE A. SKELLHAM; and GARY A. SKELLHAM 2038 California Ave., Klamath Falls, OR
ROBERT W. & CHARLENE A. SKELLHAM; and GARY A. SKELLHAM 2038 California Ave., Klamath Falls, OR
ROBERT W. & CHARLENE A. SKELLHAM; and GARY A. SKELLHAM 2038 California Ave., Klamath Falls, OR

SPICE RESERVED
FOR
RECORDERS USE

STATE OF OREGON, _____ ss.
County of _____
I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book _____ on page _____ or as file/reel number _____.
Record of Deeds of said county.
Witness my hand and seal of County affixed.

By _____ Recording Officer
Deputy

EXHIBIT "A"
LEGAL DESCRIPTION

33060-KR

PARCEL 1

A portion of Lots 6 and 7, Block 121, BUENA VISTA ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at a point which is South 81 degrees 03' 50" West 25.00 feet from the Northwest corner of Lot 7, Block 121, BUENA VISTA ADDITION to the City of Klamath Falls, thence North 81 degrees 03' 50" East a distance of 75 feet to the Northeast corner of said Lot 7; thence South 8 degrees 56' 10" East (along the East line of said Lot 7) a distance of 150.72 feet to a point; thence in a Westerly direction to a point which is 137.22 feet South 8 degrees 56' 13" East from the point of beginning; thence North 8 degrees 56' 10" West 137.22 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 31st day
of May A.D., 19 94 at 11:37 o'clock A M., and duly recorded in Vol. M94,
of Deeds on Page 17082.

Evelyn Biehn . County Clerk

By Charles Millard

FEE \$35.00