



STATE OF OREGON,  
County of Klamath ss.

WARRANTY DEED

Filed for record at request of:

ASPEN TITLE ESCROW NO. 05045347

AFTER RECORDING RETURN TO:  
CAROLE AND STEVE GOODING

5315 Hilldale St.  
Klamath Falls, OR 97603

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

Aspen Title & Escrow  
on this 8th day of October A.D. 19 96  
at 11:30 o'clock A. M. and duly recorded  
in Vol. M96 of Deeds Page 31876

Bernetha G. Letsch County Clerk

By Ruthann Ross

Fee, \$30.00

Deputy.

THE J. R. MARKS LIVING TRUST, hereinafter called GRANTOR(S),  
convey(s) to CAROLE L. GOODING AND STEVE R. GOODING, husband  
and wife, hereinafter called GRANTEE(S), all that real property  
situated in the County of Klamath, State of Oregon, described  
as:

Lot 16, Block 40, HOT SPRINGS ADDITION TO THE CITY OF KLAMATH  
FALLS, in the County of Klamath, State of Oregon.

CODE 1 MAP 3809-28CB TAX LOT 5100

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 30.390"

and covenant(s) that grantor is the owner of the above described  
property free of all encumbrances except covenants, conditions,  
restrictions, reservations, rights, rights of way and easements  
of record, if any, and apparent upon the land, 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  
\$128,265.00.

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 3rd day of October, 1996.

THE J. R. LIVING TRUST

BY: X Madge Dean Marks BY: X  
Trustee

STATE OF OREGON, County of Multnomah ) ss.

On October 3, 1996, personally appeared the above named  
Madge Dean Marks, Trustee of the J.R. Marks Living Trust and  
acknowledged the foregoing instrument to be their voluntary act  
and deed.

Before me: Leslee Carneau  
Notary Public for Oregon  
My Commission Expires:

