



'96 OCT -8 AM 1:30

STATE OF OREGON,
County of Klamath ss.

WARRANTY DEED

Filed for record at request of:

ASPEN TITLE ESCROW NO. 05045294

AFTER RECORDING RETURN TO:
CAROLE AND STEVE GOODING

3315 NE 16th Ave
ASTORIA, OR 97103

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., 1996
 at 11:30 o'clock A. M. and duly recorded
 in Vol. M96 of Deeds Page 31884
 Bernetha G. Letsch, County Clerk
 By Kathleen [Signature] Deputy.
 Fee, \$30.00

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 17, 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 5200

"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
 \$123,235.00.

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 Trustee XSTATE 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:

