

Aspen 57251

03 JUL 23 PM 2:40

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After Recording Return to:

Lynette M. Rossman

112 NE Beacon Dr.  
Grants Pass, OR 97526

State of Oregon, County of Klamath

Recorded 07/23/2003 2:40 p m

Vol M03 Pg 52003-4

Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

Until a change is requested all tax statements  
shall be sent to the following address:

Lynette M. Rossman

Same as above

**WARRANTY DEED**  
(INDIVIDUAL)

Steven R. Gooding Trustee for the Steven R. Gooding Living Trust U/A/D March 5, 1992 and Carole L. Gooding, Trustee of the Carole L. Gooding Living Trust U/A/D March 5, 1992, herein called grantor, convey(s) to Lynette M. Rossman, An Estate in fee simple all that real property situated in the County of KLAMATH, State of Oregon, described as:

See Exhibit A attached hereto and made a part hereof.

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, contracts and/or liens for irrigation and/or drainage

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 \$68,900.00.

(here comply with the requirements of ORS 93.930) This deed direct to the Grantee by the Grantor is being done at the direction of the Exchange company(s) as part of a §1031 Tax Deferred Exchange by the Grantee.)

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.

Dated: July 22, 2003

Steven R. Gooding, Trustee of the Steven R. Gooding Living Trust U/A/D March 5, 1992 and Carole L. Gooding, Trustee of the Carole L. Gooding Living Trust U/A/D March 5, 1992

Steven R. Gooding  
Steven R. Gooding, Trustee/Individual

Carole L. Gooding  
Carole L. Gooding, Trustee/Individual

STATE OF OREGON, County of Klamath) ss.

On July 22, 2003 personally appeared the above named Steven R. Gooding, Trustee of the Steven R. Gooding Living Trust U/A/D March 5, 1992 and Carole L. Gooding, Trustee of the Carole L. Gooding Living Trust U/A/D March 5, 1992 and acknowledged the foregoing instrument to be their voluntary act and deed.



Before me:

Vickie Blankenburg  
Notary Public for Oregon  
My commission expires: 7/01/05

This Document is recorded at the request of:

Aspen Title & Escrow, Inc.

525 Main Street

Klamath Falls, OR 97601

Order No.: 00057251

26A

## Exhibit A

**A portion of Lots 7 and 8, Block 54, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon, more particularly described as follows:**

**Beginning at a point 140 feet in a Northwesterly direction from the Southeasterly corner of Block 54 in Nichols Addition to the City of Klamath Falls, (formerly Linkville, Oregon) at the intersection of Eighth and Jefferson (formerly Bush Street) and on the Northeasterly line of said Block 54; running thence 40 feet in a Northwesterly direction parallel with Eighth Street; thence 120 feet in a Southwesterly direction and parallel with Jefferson Street; thence 40 feet in a Southeasterly direction parallel with Eighth Street and thence 120 feet in a Northeasterly direction to the point of beginning.**

Unofficial  
Copy