

04 AUG 20 AMB:21

State of Oregon, County of Klamath
Recorded 08/20/04 8:21 a m
Vol M04 Pg 54967
Linda Smith, County Clerk
Fee \$ 21⁰⁰ # of Pgs 1

After Recording Return to:

JOHN C. GOODELL
8977 OAK PARK Blvd. #136
PISMO BEACH, CA 93449

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

JOHN C. GOODELL
Same As Above

Aspen: 5A292AF
WARRANTY DEED
(INDIVIDUAL)

JAMES E. BALDWIN, herein called grantor, convey(s) to **JOHN C. GOODELL**, AN ESTATE IN FEE SIMPLE all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

The Northwesterly one-half (Nwly 1/2) of Lot 5, Block 53, **NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON**, 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 the most Northerly corner of Lot 5, Block 53, **NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON**; thence 60 feet in a Southeasterly direction along a line parallel with Seventh Street; thence 65 feet in a Southwesterly direction along a line parallel with Jefferson Street; thence 60 feet in a Northwesterly direction along Seventh Street; thence 65 feet in a Northeasterly direction along Jefferson Street to the place of beginning.

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 **\$131,500.00**.

(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 AUGUST 13, 2004


JAMES E. BALDWIN

STATE OF OREGON, County of **Klamath**) ss.

On 8/13/04 personally appeared the above named **JAMES E. BALDWIN** and acknowledged the foregoing instrument to be ~~his~~his ~~her~~her ~~their~~ voluntary act and deed.

This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00059292

Before me: 
Notary Public for Oregon
My commission expires: 5/12/08

Official Seal



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