

mtc-70113 n/s



State Of Oregon, County Of Klamath

M05-62457

08/22/2005 03:13:25 PM

Of Pages 2 Fee: \$26.00

After recording return to:

James F. Gooley

39712 Lincoln Street

Cherry Valley, CA 92223

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

James F. Gooley

39712 Lincoln Street

Cherry Valley, CA 92223

Escrow No. MT70113-MS

Title No. 0070113

SWD

STATUTORY WARRANTY DEED

Katherine J. Day, Trustee of the Katherine J. Day 1996 Declaration of Trust, Grantor(s) hereby convey and warrant to **James F. Gooley and Joan Gail Gooley, as tenants by the entirety**, Grantee(s) the following described real property in the County of **KLAMATH** and State of Oregon free of encumbrances except as specifically set forth herein:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$300,000.00**.

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 this 18th day of Aug, 2005

Katherine J. Day, Trustee of the Katherine J. Day 1996 Declaration of Trust

BY: Katherine J. Day
Katherine J. Day, Trustee

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 8/18, 2005 by Katherine J. Day, Trustee of the Katherine J. Day 1996 Declaration of Trust.



MAA Stuart
(Notary Public for Oregon)

My commission expires 12/20/06

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EXHIBIT "A"
LEGAL DESCRIPTION

Beginning at a point which is South along the forty line a distance of 871.48 feet from the Northwest corner of the NE1/4 SW1/4 of Section 15, Township 38 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon; thence continuing South along said forty line a distance of 435.74 feet to a point; thence South 89 degrees 46' 44" East a distance of 813.05 feet to a point on the West line of the County road; thence North 15 degrees 06' 55" West along said West line a distance of 452.11 feet to a point; thence North 89 degrees 48' 05" West 692.11 feet to the point of beginning.

Tax Account No.: 3811-015C0-01200-000
Tax Account No.: 3811-015C0-01200-000

Key No.: 587635
Key No.: 468620