

NTC 75763-SH



THIS SPACE R

2006-016456
Klamath County, Oregon



08/15/2006 03:27:33 PM

Fee: \$21.00

After recording return to:

John F. Crowe

1945 Del Moro Street

Klamath Falls, OR 97601

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

John F. Crowe

1945 Del Moro Street

Klamath Falls, OR 97601

Escrow No. MT5763-SH

END

STATUTORY WARRANTY DEED

Carole L. Gooding, Trustee of the Carole L. Gooding Living Trust Dated March 5, 1992, Grantor(s)
hereby convey and warrant to **John F. Crowe**, 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:

**Lot 20, Block 18, Hillside Addition to the City of Klamath Falls, according to the official plat
thereof on file in the office of the County Clerk of Klamath County, Oregon.**

Tax Account No: 3809-028BB-08500-000

Key No: 187880

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:
2006-2007 Real Property Taxes a lien not yet due and payable.

The true and actual consideration for this conveyance is **\$175,000.00**

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD
INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES 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 AND TO INQUIRE ABOUT THE RIGHTS OF
NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 197.352.

Dated this 3 day of AUGUST, 2006

Carole L. Gooding, Trustee of the Carole L. Gooding Living Trust Dated March 5, 1992

BY:

Carole L. Gooding, Trustee

State of Oregon
County of JACKSON

This instrument was acknowledged before me on August 3, 2006 by Carole L. Gooding, Trustee of the Carole L.
Gooding Living Trust Dated March 5, 1992.



(Notary Public for Oregon)

My commission expires

3-2-08

21.00