

2007-000088

Klamath County, Oregon

After Recording Return to:

KLAMATH COUNTY VINE AVENUE TRUST

325 So. 5th St.

Klamath Falls, Or. 97601

Until a change is requested all tax statements

Shall be sent to the following address:

Same as above



00012170200700000880020024

01/03/2007 02:06:17 PM

Fee: \$26.00

ASPEN: 64214 MS

WARRANTY DEED

(INDIVIDUAL)

GERALD ROMINE TRUSTEE OF THE
JOHN C. GOODELL, herein called grantor, convey(s) to **KLAMATH COUNTY VINE AVENUE TRUST**,
herein called grantee, 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 **\$170,000.00**. The execution of this Deed directly to the Grantee named herein is done at the direction of LandAmerica Exchange Company as part of a tax deferred exchange for the benefit of the Grantee named herein.

(here comply with the requirements of ORS 93.930)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). 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 CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

Dated December 19, 2006.


JOHN C. GOODELL

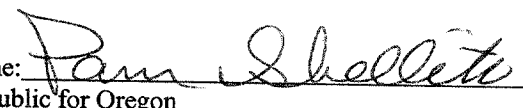
STATE OF OREGON, County of Klamath) ss.

On December 19, 2006 personally appeared the above named JOHN C. GOODELL and acknowledged the foregoing instrument to be his voluntary act and deed.

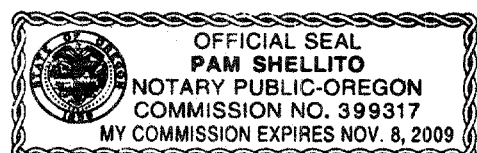
This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00064214

Before me: 
Notary Public for Oregon
My commission expires: Nov 8, 2009

Official Seal



\$26-A

Exhibit A

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

CODE 001 MAP 3809-032AB TL 02000 KEY 411744.