

2007-014558
Klamath County, Oregon



00029376200700145580020026

08/17/2007 11:11:47 AM

Fee: \$26.00

MT80314-SH



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

John A. Federhart

P.O. Box 247

Ophelia, VA 22530

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

John A. Federhart

P.O. Box 247

Ophelia, VA 22530

Escrow No. MT80314-SH

Title No. 0080314

SWD-EM

STATUTORY WARRANTY DEED

Trustees of the Steve R. Gooding Trust and Carole L. Gooding Trust, Grantor(s) hereby convey and warrant to **John A. Federhart and Margaret S. Federhart, 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:

Lot 15, Block 57, SECOND HOT SPRINGS 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.

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:

2007-2008 Real Property Taxes a lien not yet due and payable.

The true and actual consideration for this conveyance is **\$260,000.00**.

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.

260 AMT

Dated this 15 day of August, 2007

The Steve R. Gooding Trust

BY: Steve R. Gooding, Trustee
Steve R. Gooding, Trustee

The Carole L. Gooding Trust

BY: Carole L. Gooding, Trustee
Carole L. Gooding, Trustee

State of Oregon
County of Jackson

This instrument was acknowledged before me on 8/15/, 2007 by Steve R. Gooding as Trustee of the Steve R. Gooding Trust and Carole L. Gooding as Trustee of the Carole L. Gooding Trust.

Kimberly L. Ayres
(Notary Public for Oregon)

My commission expires 3-16-09

