

RECORDING REQUESTED BY:

Todd B. Maddox  
PO Box 128  
Medford, OR 97501

2008-013131

Klamath County, Oregon



00053543200800131310010013

09/22/2008 09:14:44 AM

Fee: \$21.00

SEND TAX STATEMENTS TO:

Steven R. Gooding, Trustee  
640 8<sup>th</sup> Street  
Jacksonville, Oregon 97530

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that Steven R. Gooding, Trustee of the Carole L. Gooding Living Trust dated March 5, 1992, Grantor, conveys and warrants to Steven R. Gooding, Trustee of the Carole Gooding Credit Shelter Trust dated May 29, 2008, an undivided one-half interest, as tenant in common, Grantee, the following described real property located in Klamath County, Oregon, free of encumbrances except as specifically set forth herein and those of record and those apparent upon the land, if any:

Lot 17, Block 40, HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.


(Code 1 Map 3809-28CB Tax Lot 5200)

The liability and obligations of the Grantor to the Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law, shall be limited to the extent of coverage that would be available to Grantor under a standard policy of title insurance. The limitations contained herein expressly do not relieve Grantor of any liability or obligations under this instrument, but merely define the scope, nature, and amount of such liability or obligations.

There is no monetary consideration for this transfer. This transfer is a distribution from the Carole L. Gooding Living Trust dated March 5, 1992, following the death of Carole L. Gooding on May 29, 2008.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS AND 5 TO 11, CHAPTER 424, OREGON LAWS 2007. 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, 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 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS AND 5 TO 11, CHAPTER 424, OREGON LAWS 2007.


Dated: Sept. 16, 2008.

  
Steven R. Gooding, Trustee of the Carole L.  
Gooding Living Trust dated March 5, 1992

STATE OF OREGON                     )  
   ) ss  
County of Jackson                     )

Personally appeared before me this 16 day of September, 2008, the above named Steven R. Gooding as Trustee of the Carole L. Gooding Living Trust dated March 15, 1992, and acknowledged the foregoing instrument to be his voluntary act and deed.



  
NOTARY PUBLIC FOR OREGON  
My commission expires: 01-05-2011