

RECORDING REQUESTED BY:

Todd B. Maddox  
PO Box 128  
Medford, OR 97501

2008-013132

Klamath County, Oregon



00053544200800131320010010

09/22/2008 09:15:08 AM

Fee: \$21.00

SEND TAX STATEMENTS TO:

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

**BARGAIN AND SALE DEED**

KNOW ALL BY THESE PRESENTS that **Steven R. Gooding, Trustee of the Carole L. Gooding Living Trust, Grantor**, conveys to **Steven R. Gooding, Trustee of the Carole Gooding Credit Shelter Trust dated May 29, 2008, an undivided one-quarter interest as tenant in common, Grantee**, the following described real property in Klamath County, Oregon:

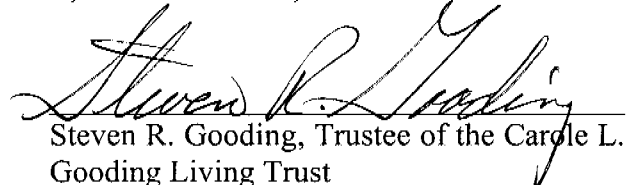
A portion of Lot 7, Block 56, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning on the Southerly side of Lincoln Street in the City of Klamath Falls, Oregon, at the intersection with the South line of said street with the line between Lots 6 and 7, Block 56 of Nichols Addition to the City of Klamath Falls, Oregon; thence Northeasterly along South line of Lincoln Street 40 feet; thence Southeasterly at right angles to Lincoln Street 100 feet; thence Southwesterly and parallel to Lincoln Street 40 feet; thence Northwesterly along said line between lots 6 and 7, 100 feet to the point of beginning, being a tract of land off the Westerly side of Lot 7 aforesaid, having frontage of 40 feet on Lincoln Street and depth of 100 feet.

There is no monetary consideration for this transfer. The 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.**

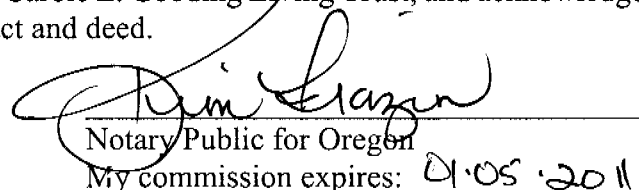
Dated: Sept. 16, 2008.

  
Steven R. Gooding, Trustee of the Carole L.  
Gooding Living Trust

STATE OF OREGON                     )  
   ) ss:  
County of Jackson                     )

This instrument was acknowledged before me on the 16 day of September, 2008, by Steven R. Gooding, as Trustee of the Carole L. Gooding Living Trust, and acknowledged the foregoing instrument to be his voluntary act and deed.



  
Notary Public for Oregon  
My commission expires: 01-05-2011