

WTC 90993-DS

THIS SPACE F

2011-08722

Klamath County, Oregon



00105236201100087220020028

07/28/2011 11:36:14 AM

Fee: \$42.00

After recording return to:

ROBERT GOULDEN

61331 WARD RD.

BEND, OR 97702

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

ROBERT GOULDEN

61331 WARD RD.

BEND, OR 97702

Escrow No. MT90993-DS

Title No. 0090993

SWD r.042611

STATUTORY WARRANTY DEED

LILLIAN JOHNSTON, TRUSTEE OF THE LILLIAN K. JOHNSTON TRUST UTD 2/18/2000,

Grantor(s), hereby convey and warrant to

ROBERT GOULDEN and CHARLENE L. GOULDEN, 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:

Lots 13, 14 and 15 in Block 1 and Lots 1 and 12 in Block 2 of RIVER PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$65,000.00**.

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:

2011-2012 Real Property Taxes a lien not yet due and payable.

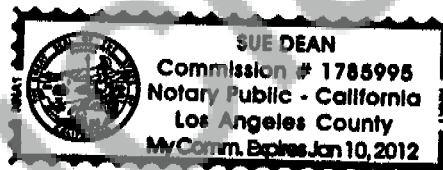
42m

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 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this 26th day of July, 2011.

THE LILLIAN K. JOHNSTON TRUST UTD 2/18/2000

Lillian K. Johnston
LILLIAN JOHNSTON, TRUSTEE



State of Calif.

County of Los Angeles

This instrument was acknowledged before me on July 26, 2011 by LILLIAN JOHNSTON, TRUSTEE OF THE LILLIAN K. JOHNSTON TRUST UTD 2/18/2000.

Sue Dean
(Notary Public for ~~Oregon~~ California) SD
My commission expires 1/10/12