

1st 1845760-SK

2012-003331

Klamath County, Oregon



THIS SPACE R



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03/30/2012 10:35:37 AM

Fee: \$42.00

After recording return to Grantee and until a change is requested all tax statements shall be sent to the Grantee at the following address:
Michael J. Budd and Donna Louise Budd
8523 Calle De Buena Fe
El Cajon, CA 92021

Grantor Address:
William E. Goodman Revocable Trust
2007
404 Main Street, Ste 1
Klamath Falls, OR 97601

File No.: 7021-1845760 (SFK)
Date: March 05, 2012

STATUTORY WARRANTY DEED

William E. Goodman, Trustee of the William E. Goodman Separate Property Revocable Trust 2007, who took title as William E. Goodman Trust 2007, Grantor, conveys and warrants to Michael J. Budd and Donna Louise Budd, husband and wife, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 38 SOUTH, RANGE 11, EAST OF THE WILLAMETTE MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE QUARTER SECTION CORNER BETWEEN SECTIONS 15 AND 22; THENCE NORTH 00° 51' 49" EAST 677.62 FEET; THENCE NORTH 89° 00' 32" WEST 269.44 FEET TO THE EAST LINE OF THE BLY BONANZA CUT OFF ROAD; THENCE SOUTH 15° 06' 55" EAST 706.23 FEET ALONG EAST LINE OF SAID ROAD TO THE SOUTH LINE OF SAID SECTION 15; THENCE SOUTH 89° 40' 32" EAST 78.97 FEET TO THE POINT OF BEGINNING.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$55,900.00**. (Here comply with requirements of ORS 93.030)

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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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 27 day of march, 2012.

William E. Goodman Separate Property
Revocable Trust 2007

William E. Goodman Trustee

William E. Goodman, Trustee

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 27 day of march, 2012
by **William E Goodman, Trustee of the William E. Goodman Separate Property Revocable Trust 2007.**

Adrien Fleek

Notary Public for Oregon
My commission expires: 12-3-14

