



THIS SPACE RESERVED FOR RECORDER'S USE

**2014-003022**  
Klamath County, Oregon  
04/07/2014 03:31:56 PM  
Fee: \$67.00

After recording return to:

Stephen E. Hilbert and Debbie P. Hilbert,  
Trustees of the Hilbert Family Trust  
32955 Hwy 97 North  
Chiloquin, OR 97624

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

Stephen E. Hilbert and Debbie P. Hilbert,  
Trustees of the Hilbert Family Trust  
32955 Hwy 97 North  
Chiloquin, OR 97624

Escrow No. MT100281MS  
Title No. 0100281  
SWD r.020212

### STATUTORY WARRANTY DEED

**Steven R. Gooding, Trustee of the Steven R. Gooding Living Trust dated March 5, 1992 and Steven R. Gooding, Trustee of the Carole Gooding Credit Shelter Trust dated May 29, 2008, each as to an undivided 1/2 interest, as tenants in common,**

Grantor(s), hereby convey and warrant to

**Stephen E. Hilbert and Debbie P. Hilbert, Trustees of the Hilbert Family Trust and Brian Earle Hilbert not as tenants in common, but with right of survivorship,**

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:

#### PARCEL 1:

**Lot 16, Block 40, HOT SPRINGS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.**

#### PARCEL 2:

**Lot 17, Block 40, HOT SPRINGS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.**

The true and actual consideration for this conveyance is **\$401,500.00**.

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:

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 31st day of March, 2014

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

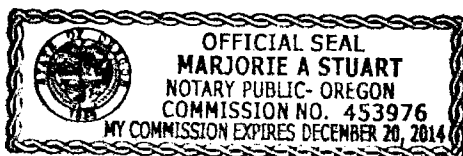
BY: Steven R. Gooding, Trustee  
Steven R. Gooding, Trustee

Steven R. Gooding, Trustee of the Carole Gooding Credit  
Shelter Trust dated May 29, 2008

BY: Steven R. Gooding, Trustee  
Steven R. Gooding, Trustee

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on 3/24, 2014 by Steven R. Gooding, Trustee of the Steven R. Gooding Living Trust dated March 5, 1992 and Steven R. Gooding, Trustee of the Carole Gooding Credit Shelter Trust dated May 29, 2008.



MA Stuart  
(Notary Public for Oregon)

My commission expires 12/20/14