

2015-004980

Klamath County, Oregon



00169600201500049800020026

05/15/2015 10:00:11 AM

Fee: \$47.00

Kenneth J. Goswick and Victoria E. Goswick

## Grantors

Kenneth J. Goswick and Victoria E. Goswick, Trustees  
7627 Jacks Road  
Klamath Falls, OR 97603

## Grantees

After recording return to:

Grantees

Kenneth J. Goswick and Victoria E. Goswick, Trustees

Until a change is

requested, all tax statements

shall be sent to the following address: Same as Grantees

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Kenneth J. Goswick and Victoria E. Goswick, hereinafter called the grantors, for the consideration hereinafter stated, to grantor paid by Kenneth J. Goswick and Victoria E. Goswick, Trustees of the Kenneth J. Goswick and Victoria E. Goswick REVOCABLE LIVING TRUST hereinafter called the grantees, do hereby grant, bargain, sell and convey unto the said grantees and grantees' heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF AS IF FULLY SET FORTH HEREIN.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 APPROVED USES, 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 197.352

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except those of record and those apparent upon the land, if any, as of the date of this deed, and that grantor will warrant and forever defend the said premises and every party of parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances. **DEED RESTRICTION: House Trailers, Mobile Homes and Travel Trailers are prohibited as a permanent or temporary dwellings. This restriction shall run with the land and shall be binding upon all parties and all persons claiming thereunder.**

The true and actual consideration paid for this transfer, stated in terms of dollars is other than money.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the undersigned grantors, have executed this instrument this 22<sup>nd</sup> day of April, 2015.

Kenneth J. Goswick  
Kenneth J. Goswick

Victoria E. Goswick  
Victoria E. Goswick

STATE OF OREGON, County of Klamath)ss.

Personally appeared the above named Kenneth J. Goswick and Victoria E. Goswick and acknowledge the foregoing instrument to be their voluntary act and deed.

(S E A L)



Before me: Mark Runnels  
Notary Public for Oregon

EXHIBIT "A"

A tract of land situated in the SW 1/4, NW 1/4 Section 18, Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being the West 455.53 feet of said Parcel B and being more particularly described as follows:

Beginning at a point on the Northerly line of a road easement described in Volume M-79 at Page 7271 of the Klamath County Deed Records, from which the Northwest corner of said Section 18 bears North 27 degrees 23' 11" West 1983.77 feet; thence North 34 degrees 13' 49" East 135.80 feet; thence along the arc of a curve to the right (radius equals 70.00 feet and central angle equals 36 degrees 48' 59") 44.98 feet, to the Northwestern corner of that tract of land described in Volume M-66 at Page 1501 of the Klamath County Deed Records; thence North 293.22 feet, to the North line of said Parcel B; thence along the boundary of said Parcel B, North 89 degrees 59' 04" West 455.53 feet, South 00 degrees 02' 42" East 422.87 feet, South 64 degrees 56' 14" East 66.26 feet, North 00 degrees 02' 42" West 25.21 feet, South 89 degrees 59' 04" East 102.38 feet and along the arc of a curve to the right (radius equals 220.00 feet and central angle equals 40 degrees 21' 53") 154.99 feet; thence North 40 degrees 22' 49" East 60.00 feet to the point of beginning.

CODE 32 MAP 3910-18B0 TL 1000