



2016-004505
Klamath County, Oregon
05/04/2016 09:20:03 AM
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Fredrick Horn

232 Cedar St
KFC 97601 2nd

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

Fredrick Horn

232 Cedar St
Klamath Falls, OR 97601 2nd

File No. 101804AM

STATUTORY WARRANTY DEED

Steven R. Gooding, Trustee of the Carole Gooding Credit Shelter Trust dated May 29, 2008, as to an undivided one-quarter interest, and Steven R. Gooding, Trustee of the Steven R. Gooding Living Trust as to an undivided one-quarter interest,

Grantor(s), hereby convey and warrant to

Fredrick Horn ,

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:

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 County Clerk, 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 said 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.

The true and actual consideration for this conveyance is \$71,500.00.

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 2 day of May, 2016

Carole Gooding Credit Shelter Trust dated May 29, 2008

By: Steven R. Gooding, Trustee
Steven R. Gooding, Trustee

Steven R. Gooding Living Trust

By: Steven R. Gooding, Trustee
Steven R. Gooding, Trustee

State of Oregon } ss
County of Klamath }

On this 2 day of May, 2016, before me, Lisa Legget-Weatherby a Notary Public in and for said state, personally appeared Steven R. Gooding, Trustee of the Carole Gooding Credit Shelter Trust dated May 29, 2008 and Steven R. Gooding, Trustee of the Steven R. Gooding Living Trust, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Lisa Legget-Weatherby

Notary Public for the State of Oregon
Residing at: Klamath
Commission Expires: 10-19-2019

