



2017-003089
Klamath County, Oregon
03/24/2017 09:27:00 AM
Fee: \$57.00

THIS SPACE RESERVED

After recording return to:
Bryce Madsen and Crystal Madsen
13411 Hricziscse Road
Bonanza, OR 97623

Until a change is requested all tax statements shall be sent to the following address:
Bryce Madsen and Crystal Madsen
13411 Hricziscse Road
Bonanza, OR 97623
File No. 156219AM

STATUTORY WARRANTY DEED

**Eileen Gibbons and Keith D. Goode,
Successor Co-Trustees of the Juanita S. Goode Trust U.A.D. November 8, 1999,**

Grantor(s), hereby convey and warrant to

Bryce Madsen and Crystal Madsen, 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:

**The NE1/4 of the SE1/4 of Section 16, Township 40 South, Range 13 East of the Willamette Meridian,
Klamath County, Oregon.**

The true and actual consideration for this conveyance is **\$10,000.00**.

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:

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 24 day of February, 2017.

The Juanita S. Goode Trust

Eileen Gibbons
Eileen Gibbons, Successor Co-Trustee

State of _____ } ss.
County of _____ }

See Attached

On this _____ day of February, 2017, before me, _____ a Notary Public in and for said state, personally appeared Eileen Gibbons known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Juanita S. Goode Trust, and acknowledged to me that he/she/they executed the same as Trustee.

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

Notary Public for the State of _____
Residing at: _____
Commission Expires: _____

See attached for the notarization.

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Santa Clara)

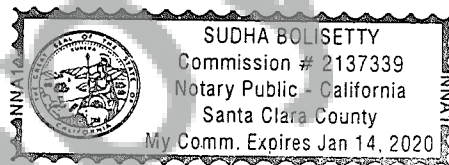
On 2/24/2017 before me, Sudha Bolisetty, Notary Public
(insert name and title of the officer)

personally appeared Eileen Gibbons
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature B. Sudha (Seal)



Dated this 14 day of March, 2017.

The Juanita S. Goode Trust

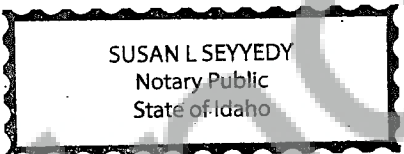
Keith D. Goode
Keith D. Goode, Successor Co-Trustee

State of Idaho } ss.
County of Bern }

On this 14 day of March, 2017, before me, Susan L. Seyedy a Notary Public in and for said state, personally appeared Keith D. Goode known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Juanita S. Goode Trust, and acknowledged to me that he/she/they executed the same as Trustee.

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

Susan L. Seyedy
Notary Public for the State of Idaho
Residing at: Emmett, ID.
Commission Expires: 11/17/2020



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