

**RECORDING REQUESTED BY**

WHEN RECORDED MAIL THIS DOCUMENT AND  
TAX STATEMENTS TO:

Beverly S. Mallams, Trustee  
THE GOFF FAMILY TRUST  
P.O. Box 249  
Beatty, OR 97621

**2018-014663**

Klamath County, Oregon



00232917201800146630020027

12/06/2018 01:51:41 PM

Fee: \$87.00

## STATUTORY WARRANTY DEED

APN: R-3911-010CB-00200-000; R-3911-010CB-03700-000; R-3911-010CB-00100-000

BERT HENRY GOFF & MARGERY VERA GOFF,

Grantors, hereby convey and warrant to:

BEVERLY S. MALLAMS, or their successors, as Trustee of THE GOFF FAMILY TRUST, dated December 6, 2018,

Grantees, the following described real property in the City of Bonanza, County of KLAMATH, State of OREGON, free of encumbrances except as specifically set forth herein:

**Parcel 1:** Lots 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, and 24 Block 45, Grandview Addition to Bonanza, according to the official plat thereof on file in the office of the County Clerk of Klamath County Oregon.

**Parcel 2:** Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, Block 45, Grandview Addition to Bonanza, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon. Saving and excepting a 40 foot strip reserved by the Horsefly Irrigation District for a ditch right of way.

Together with a parcel of land situated in "Grandview Addition to the Town of Bonanza", in the SW ¼ of Section 10, Township 39 South, Range 11 East of the Willamette Meridian, and more particularly described as follows:

Commencing at the 5/8" pin marking the NW Corner of Block 45 of said Grandview Addition, thence along the west line of said Block 45 South 00°01'36" West 126.84 feet to a 5/8" pin and the NW corner of the alley and the "True Point of Beginning" for this description, thence continuing along the West line of said Block 45 South 00°01'36" West 16.00 feet to a 5/8" pin and the SW corner of the alley; thence leaving said West line of said Block 45, and then along the South line of said alley North 89°57'13" East 299.48 feet to a 5/8" pin and the East line of said Block 45 and the SE corner of the alley, thence along the East line of said Block 45 North 00°09'50" East 16.00 feet to a 5/8" pin and the NE corner of the alley, thence leaving said East line of said Block 45 and then along the North line of said alley South 89°57'13" West 299.52 feet to the "True Point of Beginning". Bearings are based on Record of Survey 6237.

Saving and Excepting, A parcel of land situated in "Grandview Addition to the Town of Bonanza", in the SW ¼ of Section 10, Township 39 South, Range 11 East of the Willamette Meridian and more particularly described as follows:

Commencing at the 5/8" pin marking the NW corner of Block 45 of said Grandview Addition, thence along the West line of said Block 45 South 00°01'36" West 100.00 feet to a 5/8" pin and the "True Point of Beginning" for this description, thence continuing along the West line of said Block 45 South 00°01'36" West 16.00 feet to a 5/8" pin, thence leaving said West line of said Block 45 South 00°01'36" West 16.00 feet to a 5/8" pin, thence leaving said West line of said Block 45 North 89°56'16" East 299.54 feet to the East line of said Block 45 and a 5/8" pin, thence along the East line of said Block 45 North 00°09'50" East 16.00 feet to a 5/8" pin, thence leaving said East line of said Block 45 on a line that is 100 feet South of at right angles and parallel to the North line of said Block 45 South 89°58'16" West 299.58 feet to said "True Point of Beginning". Bearings are based on Record Survey 6237.

**Parcel 3:** That portion of Lots 1 through 12 Block 45 Grandview Addition to Bonanza, lying South of the following described new relocated alley way.

Commencing at a 5/8" pin marking the Northwest corner of Block 45 of said Grandview Addition; thence along the West line of said Block 45 South 00°01'36" West 100.00 feet to a 5/8" pin and the true point of beginning for this description, thence continuing along the West line of said Block 45 South 00°01'36" West 16.00 feet to a 5/8" pin; thence leaving said West line of said Block 45 North 89°56'16" East 299.54 feet to the East line of said Block 45 and a 5/8" pin; thence along the East line of said Block 45 North 00°09'50" East 16.00 feet to a 5/8" pin; thence leaving said East line of said Block 45 on a line that is 100 feet South of at right angles and parallel to the North line of said Block 45 South 89°58'16" West 299.58 feet to said True Point of Beginning. Bearings are based on Record of Survey 6237.

Consideration = \$0.00

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Returned at Counter

**PAGE 2: STATUTORY WARRANTY DEED**

APN: R-3911-010CB-00200-000; R-3911-010CB-03700-000; R-3911-010CB-00100-000

The true consideration for this conveyance is \$0.00.

"BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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."

**THE UNDERSIGNED GRANTOR(S) DECLARE(S) UNDER PENALTY OF PERJURY THAT THE FOLLOWING IS TRUE AND CORRECT:**

Dated December 6, 2018

  
Grantor: BERT HENRY GOFF

  
Grantor: MARGERY VERA GOFF

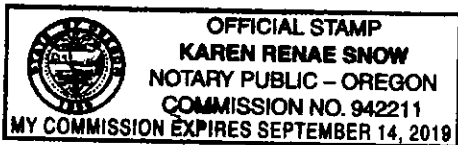
**ACKNOWLEDGMENT**

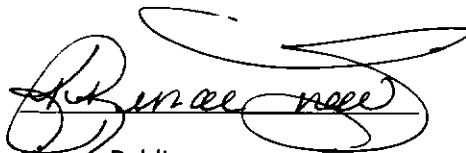
State of Oregon     )  
                              ) ss.  
County of Klamath    )

On December 6, 2018, BERT HENRY GOFF & MARGERY VERA GOFF, personally known to me, or proved to me on the basis of satisfactory evidence to be the person whose names is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/they authorized capacity, and that by his/her/their signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

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

WITNESS my hand and official seal.



  
Notary Public  
My commission expires 9-14-2019

**MAIL TAX STATEMENTS AS DIRECTED ABOVE**