

2019-003528

Klamath County, Oregon



00238307201900035280020029

04/02/2019 08:15:56 AM

Fee: \$87.00

**RECORDING REQUESTED BY
AND WHEN RECORDED RETURN TO:**

**MONA NIA, ESQ.
LAW OFFICES OF OLIVER W. BRAY
736 Ferry Street
Martinez, CA 94553**

MAIL TAX STATEMENTS TO:

**CARLETON W. GOODERHAM, JR.
3737 GAINSBOROUGH DR.
CONCORD, CA 94518**

STATUTORY WARRANTY DEED

CARLETON W. GOODERHAM, JR., ("Grantor"), conveys and warrants to **CARLETON W. GOODERHAM, JR.**, Trustee of the **CARLETON W. GOODERHAM, JR. REVOCABLE TRUST DATED MARCH 18, 2019**, ("Grantee"), the following described real property (the "Property") free of encumbrances, except as specifically set forth herein:

The South 50 feet of Lot 4, Block 102, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

CODE 1 MAP 3809-32BB TL 3600

The true consideration for this conveyance is \$-0-. Transfer from Trust to Trust beneficiary.

This property is free of liens and encumbrances, EXCEPT:

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens or irrigation and/or drainage, and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

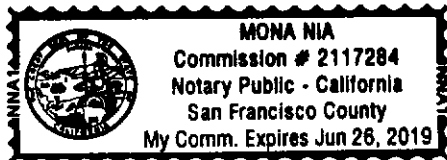
DATED this 18th day of March, 2019.

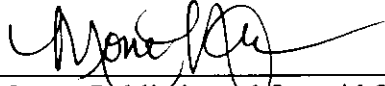

CARLETON W. GOODERHAM, JR., Grantor

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)
)ss.
COUNTY OF CONTRA COSTA)

Subscribed and sworn to (or affirmed) before me on this 18th day of March, 2019, by **CARLETON W. GOODERHAM, JR.**, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.




Notary Public in and for said State