

2019-003529

Klamath County, Oregon



04/02/2019 08:16:09 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:

Land in Klamath County, Oregon, described more particularly as follows:

THE NORTHWESTERLY 1/2 OF LOT 1 AND THE NORTHEASTERLY 6 FEET OF LOT 2 IN BLOCK 38 OF FIRST ADDITION TO THE CITY OF KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON, EXCEPTING THEREFROM THE SOUTHEASTERLY 55 FEET OF THE NORTHEASTERLY 6 FEET OF LOT 2.

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

