



2020-007607
Klamath County, Oregon
06/22/2020 02:09:45 PM
Fee: \$92.00

AFFIANT'S DEED

Carleton W. Gooderham, III, Claiming Successor
4308 Homestretch Court
Roseville, CA 95747
Grantor

Carleton W. Gooderham, III, Trustee
4308 Homestretch Court
Roseville, CA 95747
Grantee

After recording return and Send Tax Statements to:
Grantee

THIS INDENTURE made this 18 day of June, 2020, by and between CARLETON W. GOODERHAM, III, individually and as the affiant named in the duly filed affidavit concerning the small estate of CARLETON W. GOODERHAM, JR., deceased, and Andrew Gooderham, individually, hereinafter called the first party, and CARLETON W. GOODERHAM, III, Trustee, Trustee of the Carleton W. Gooderham, Jr., Trust, dated March 18, 2019, hereinafter called the second party; WITNESSETH:

For value received and the consideration hereinafter stated, the first party has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the second party and second party's heirs, successors and assigns all the estate, right and interest of the estate of the deceased, whether acquired by operation of law or otherwise, in that certain real property situated at 1228 East Street, Klamath Falls, Klamath County, Oregon, described as follows:

The Southeasterly one fourth of Lot one (1) of Block Fifty Nine (59), of NICHOLS 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, said premises having a frontage of forty feet (40) on East Street and a depth of eighty four and one half feet (84-1/2).

Map/Tax R-3809-029DC-00200-000

To Have and to Hold the same unto the second party and second party's heirs, successor and assigns forever.

The true consideration for this conveyance is other than money, Property Assessed at \$45,000.00

Dated this 18 day of June, 2020.

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.

Carleton W. Gooderham III
Carleton W. Gooderham III

Carleton W. Gooderham III
Carleton W. Gooderham, III, Claiming Successor

Andrew Gooderham
Andrew Gooderham



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

STATE OF CALIFORNIA)
) ss.
County of Placer)

On 6/18/2020, 2020 before me, Laurie Ann Valencia
Notary Public, personally appeared, Carleton W. Gooderham, III, individually, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his 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 California that the foregoing paragraph is true and correct.

WITNESS my hand and seal.
Signature [Signature]

(Seal)



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STATE OF CALIFORNIA)
) ss.
County of Placer)

On 6/18/2020, 2020 before me, Laurie Ann Valencia
Notary Public, personally appeared, Carleton W. Gooderham, III, Claiming Successor, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his 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 California that the foregoing paragraph is true and correct.

WITNESS my hand and seal.
Signature [Handwritten Signature]

(Seal)



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STATE OF CALIFORNIA)
) ss.
County of Placer)

On 6/18/2020, 2020 before me, Laurie Ann Valencia
Notary Public, personally appeared, Andrew Gooderham, individually, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his 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 California that the foregoing paragraph is true and correct.

WITNESS my hand and seal.
Signature [Handwritten Signature]

(Seal)

