

THIS SPACE PROVIDED FOR RECORDER'S USE ONLY:

**2020-012066**

Klamath County, Oregon



00266012202000120660030030

09/22/2020 10:18:31 AM

Fee: \$92.00

**WHEN RECORDED RETURN TO:**

Joan Gail Gooley  
5316 Bly Mountain Cutoff RD  
Bonanza, Oregon 97623

**MAIL TAX STATEMENTS TO:**

Joan Gail Gooley  
5316 Bly Mountain Cutoff RD  
Bonanza, Oregon 97623

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**BARGAIN AND SALE DEED WITHOUT COVENANTS**

**THE GRANTOR(S),**

- James Francis Gooley and Joan Gail Gooley 1989 Trust, Joan Gail Gooley and James Francis Gooley, Trustee,

for and in consideration of: One Dollar (\$1.00) and other good and valuable consideration grants and releases without covenants to the GRANTEE(S):

- Joan Gail Gooley and James Francis Gooley Living Trust, Joan Gail Gooley and James Francis Gooley, Trustee, 5316 Bly Mountain Cutoff Rd, Bonanza, Klamath County, Oregon, 97623,

the following described real estate, situated in the County of Klamath, State of Oregon:

(legal description): Beginning at a point which is South along the forty line a distance of 871.48 feet from the Northwest corner of the NE1/4 SW 1/4 of Section 15, Township 38 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon; thence continuing South along said forty line a distance of 435.74 feet to a point; thence South 89 degrees 46'44" East a distance of 813.05 feet to a point on the West line of the County road; thence North 15 degrees 06'55" West

along said West line a distance of 452.11 feet to a point; thence North 89 degrees 48'05" West 692.11 feet to the point of beginning.

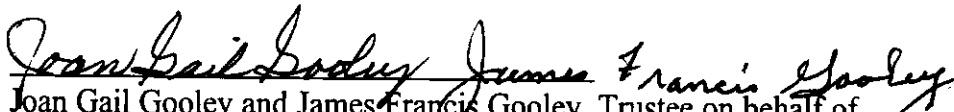
Grantor grants without covenants to Grantee, all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

Tax Parcel Number: 3811-015C0-01200-000 Key # 587635 and Key # 468620

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. 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.

**Grantor Signatures:**

DATED: 09-13-2020

  
Joan Gail Gooley and James Francis Gooley, Trustee on behalf of  
James Francis Gooley and Joan Gail Gooley 1989 Trust  
5316 Bly Mountain Cutoff Rd  
Bonanza, Oregon, 97623

A notary public or other officer completing this certificate verifies only the identity of the individual(s) 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 RIVERSIDE

On 09-12-2020 before me, ROBERT C. UTHE NOTARY PUBLIC, personally appeared Joan Gail Gooley and James Francis Gooley on behalf of James Francis Gooley and Joan Gail Gooley 1989 Trust, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~/s/~~ 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.

Robert C. Uthe NOTARY PUBLIC (Notary Seal)  
Signature of Notary Public

