

THIS SPACE PROVIDED FOR RECORDER'S USE ONLY:

**2020-012067**

Klamath County, Oregon



00266013202000120670030037

09/22/2020 10:18:48 AM

Fee: \$92.00

**WHEN RECORDED RETURN TO:**

Joan 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, James Francis Gooley and Joan Gail 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, 5361 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): A tract of land lying Northwesterly of the center line of the Yonna Woods Access Road in the SE1/4 NW1/4 of section 32, Township 37 South, Range 11 East of the Willamette Meridian, in the County Of Klamath, State of Oregon, more particularly described as follows:

Beginning at the NW 1/16 corner of said Section 32; thence North 89 degrees 36'27" East, along the North line of said SE1/4 NW1/4, 1010.58 feet to a point of the centerline of said Yonna Woods Access Road; thence following said centerline along the arc of a curve to the left (radius point bears South 27 degrees 27'14" East 467.50 feet and central angle equals 10 degrees 28'10") 85.43 feet, South 52 degrees 04'36" West 220.15 feet, along the arc of the curve to the left (radius equals 1594.72 feet and central angle equals 08 degrees 06'28") 225.66 feet, South 43 degrees 58'08" W. 131.62 feet, along the arc of a curve to the left (radius equals 2506.51 feet and central angle equals 03 degrees 14'11") 141.58 feet, S. 40 degrees 43'57" W. 400.07 feet, along the arc of a curve to the left (radius equals 1220.61 feet and central angle equals 04 degrees 38'13") 98.78 feet and S. 36 degrees 05'44" W. 129.90 feet to a point on the west line of said SE1/4 NW1/4; thence N. 00 degrees 38' 41" W. 1010.65 feet to the point of beginning, with bearings based on recorded survey no. 3773, also know as Parcel 1 of Minor Partition No. 1-87

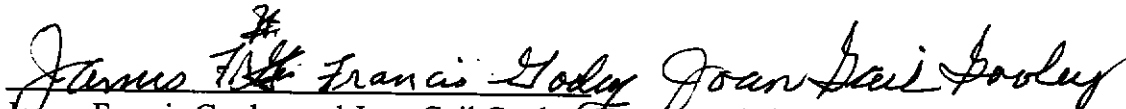
Grantor grants without covenants to Grantee, all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall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

Tax Parcel Number: Tax File #7021-136791 Key# 20248

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: 09-12-2020

  
James Francis Gooley and Joan Gail 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 James Francis Gooley and Joan Gail 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) ~~is~~ 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.

 NOTARY PUBLIC (Notary Seal)  
Signature of Notary Public

