

1-1-74

38-10888

27546

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That JOHN NEWMAN

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RICHARD K. NEWMAN and ARLA R. NEWMAN, husband and wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

PARCEL 1: All that portion of Tract 48 of HOMEDALE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, described as follows: Beginning at a point in the West right-of-way line of the County Road known as Homedale Road, which bears South 0° 20' West 258.4 feet from the Northeastly corner of said Tract No. 48, and running thence North 43° 30' West parallel with First Avenue in Homedale; 201.8 feet; thence at right angles North 46° 30' East 60 feet; thence at right angles South 43° 30' East 139 feet, more or less to the Westerly right-of-way line of said Homedale Road; thence South 0° 20' West 86.61 feet, more or less, to the place of beginning.

PARCEL 2: All that portion of Tract NO. 48 of Homedale, according to the official plat thereof on file at the office of the County Clerk of Klamath County, Oregon, described as follows: Beginning at the most Southerly corner of said Tract No. 48; thence North 54° 30' West 194.5 feet; thence North 43° 30' West 65.9 feet; thence North 46° 30' East 121 feet thence South 43° 30'

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

CONTINUED/ reverse

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 7,280.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole of the consideration (indicate which). (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 12 day of June, 1976, if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

John Newman  
John Newman

STATE OF OREGON, ss.  
County of Lake  
June 1, 1976

Personally appeared the above named John Newman

and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:  
(OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires: 8/4/76

STATE OF OREGON, County of Lake ss.

Personally appeared John Newman and who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of

a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:  
Notary Public for Oregon  
My commission expires:

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath Falls Real Estate Finance Center  
P. O. Box 1060  
Klamath Falls, Oregon 97601  
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Richard K. and Arla R. Newman  
3730 Homedale Road  
Klamath Falls, Oregon 97601  
NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON,

County of ss.

I certify that the within instrument was received for record on the day of 19, at o'clock M., and recorded in book on page or as file/reel number Record of Deeds of said county.

Witness my hand and seal of County attixed.

By Recording Officer  
Deputy



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East 168.4 feet, more or less, to the Westerly line of Homedale Road; thence South 0° 20' West along the Westerly line of Homedale Road 121.5 feet, more or less, to the point of beginning.

STATE OF OREGON, COUNTY OF KLAMATH; ss.  
Filed for record at request of TRANSAMERICA TITLE INS. CO.  
this 1st day of APRIL A. D. 1977 at 3:07 o'clock P.M. and  
duly recorded in Vol. M77 of DEEDS on Page 5473.

FEE \$ 6.00

Wm D. MILNE, County Clerk

By *Hazel Dwyer*