

NR

Vol M99 Page 30456

Christopher A. Newton  
3047 Shady Creek Lane  
Corpus Christi, Texas 78414

Lie Tan  
835 S. Riverside Ave.  
Medford, OR 97501

After recording, return to (Name, Address, Zip)

Lie Tan  
835 S. Riverside Ave.  
Medford, OR 97501

Until requested otherwise, send all tax statements to (Name, Address, Zip):

579 JUL 30 AM 11:06

SPACE RESERVED  
FOR  
RECORDEE'S USE

State of Oregon, County of Klamath  
Recorded 7/30/99, at 11:06 a.m.  
in Vol. M99 Page 30456  
Linda Smith,  
County Clerk Fee \$ 30 - RR

MTC 1396-1177

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that CHRISTOPHER A. NEWTON

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by LIE TAN

hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

Lot 4 in Block 11 of Fairview Addition No. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

AMERITILE, has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with 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 except (if no exceptions, so state): Deed of Trust dated February 18, 1998, in the original amount of \$35,000.00, of record in Volume M98, page 5540, Microfilm records of Klamath County, OR, and 1998-1999 County Taxes, and that

grantor will warrant and forever defend the 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 the assumption of the above\* Deed of Trust dated February 18, 1998, in the original amount of \$35,000.00, of record in Volume M98, page 5540, Microfilm records of Klamath County, OR, and 1998-1999 County Taxes described Deed of Trust

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

In witness whereof, the grantor has executed this instrument this 21 day of JULY, 1999; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 90.030.

Christopher A. Newton

TEXAS  
STATE OF OREGON, County of Nueces

This instrument was acknowledged before me on JULY 21, 1999.

by CHRISTOPHER A. NEWTON  
This instrument was acknowledged before me on JULY 21, 1999.

by \_\_\_\_\_  
as \_\_\_\_\_  
of \_\_\_\_\_



Craig Crawford  
NOTARY PUBLIC  
STATE OF TEXAS  
COMMISSION EXPIRES 7/15/2001

Craig L. Crawford  
Notary Public for Oregon  
My commission expires 7-15-2001