

NS

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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):

JUL 30 AM 11:06

SPACE RESERVED
FOR
RECORDER'S USE

State of Oregon, County of Klamath
Recorded 7/30/99, at 11:06 a.m.
In Vol. M99 Page 30457
Linda Smith,
County Clerk Fee \$30.00

MTC 1396-1178

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 thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

Lot 705 in Block 129 of Mills Addition, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

AMERITITLE 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 herein.

(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 March 16, 1998, in the original amount of \$34,000.00, of record in Volume M98, page 9019, Microfilm Records of Klamath County, Oregon, 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 assumption of the

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$10,000.00. *However, the actual consideration received by grantor is \$10,000.00, which is the whole of the (indicate which) consideration of the premises, because of the fact that the whole of the (indicate which) consideration of the premises is \$10,000.00. See ORS 93.030.) *above mentioned Deed of

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 31 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

STATE OF OREGON, County of NUECES
This instrument was acknowledged before me on July 31, 1999,
by Christopher A. Newton
This instrument was acknowledged before me on _____, 19____,
by _____
as _____
of _____



Carol L. Crawford
Notary Public
State of Texas
My commission expires 12/31/2001

Carol L. Crawford
Notary Public for Oregon TEXAS
My commission expires _____