

01 JUN 26 PM 3:13



After recording return to:

Nicholas L. Newman

5608 Bel Aire Dr.

Klamath Falls, OR 97603

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

Nicholas L. Newman

5608 Bel Aire Dr.

Klamath Falls, OR 97603

Escrow No. K57141S

Title No. K57141-S

THIS SPACE RESERVED FOR RECORDER'S USE

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State of Oregon, County of Klamath

Recorded 06/26/01, at 3:13 p.m.

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Linda Smith,

County Clerk Fee \$ 21⁰⁰

STATUTORY WARRANTY DEED

Kent R. Winebarger and Tandra S. Winebarger, as tenants by the entirety; Grantor, conveys and warrants to Nicholas L. Newman and Kathleen A. Newman, as tenants by the entirety; Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 13 in Block 1 of Bel Aire Gardens, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

This property is free of liens and encumbrances, EXCEPT: Reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

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 30.930.

The true consideration for this conveyance is \$97,500.00 (Here comply with the requirements of ORS 93.030)

Dated this 21st day of June, 2001.

Kent R. Winebarger
Kent R. Winebarger

Tandra S. Winebarger
Tandra S. Winebarger

STATE OF OREGON

County of Klamath

} ss.

This instrument was acknowledged before me on this 21st day of June, 2001
by Kent R. Winebarger and Tandra S. Winebarger



[Signature]
Notary Public for Oregon
My commission expires: 8-2-03

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