

Vol M04 Page 04461



After recording return to:  
Gregory S. Newman  
901 Lincoln Street  
Klamath Falls, OR 97601

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

Gregory S. Newman  
901 Lincoln Street  
Klamath Falls, OR 97601

File No.: 7021-312212 (SAC)  
Date: January 16, 2004

State of Oregon, County of Klamath  
Recorded 01/23/2004 3:21 P m  
Vol M04 Pg 4461-62  
Linda Smith, County Clerk  
Fee \$ 26<sup>00</sup> # of Pgs 2

### STATUTORY WARRANTY DEED

**Rebecca Griffin who acquired title as Rebecca Shackelford, Grantor, conveys and warrants to Gregory S. Newman, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:**

**Beginning at the most Southerly corner of Lot 4 in Block 62 of Nichols Addition to the City of Klamath Falls, Oregon; thence Northwesterly along the Easterly line of Ninth Street 80 feet; thence Northeasterly at right angles to Ninth Street 35 feet; thence Southeasterly and parallel with Ninth Street 80 feet to the Northerly line of Lincoln Street; thence Southwesterly along the Northerly line of Lincoln Street 35 feet to the place of beginning.**

**This property is free from liens and encumbrances, EXCEPT:**

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

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.

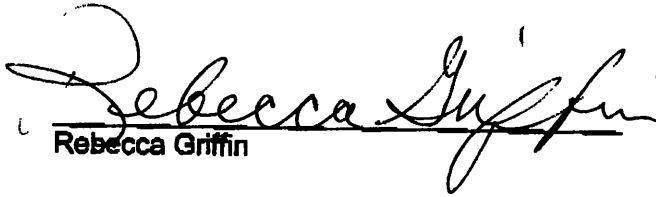
The true consideration for this conveyance is **\$46,000.00**. (Here comply with requirements of ORS 93.030)

04462

APN:

Statutory Warranty Deed  
- continued

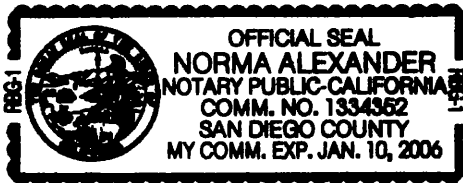
File No.: 7021-312212 (SAC)  
Date: 01/16/2004

  
Rebecca Griffin

STATE OF ~~Oregon~~ California )  
County of San Diego ) ss.

This instrument was acknowledged before me on this 21st day of January, 2002  
by Rebecca Griffin.





Notary Public for Oregon  
My commission expires: Jan 10, 2006