

MT71814SH



M05-68352

Klamath County, Oregon

11/04/2005 02:46:53 PM

Pages 2 Fee: \$26.00

After recording return to:

Gregory Scott Newman

2039 Huron Street

Klamath Falls, OR 97601

Until a change is requested all

tax statements shall be sent to

The following address:

Gregory Scott Newman

2039 Huron Street

Klamath Falls, OR 97601

Escrow No. MT71814-SH

Title No. 0071814

SWL

STATUTORY WARRANTY DEED

Larry L. Morene and Angela N. Morene, as tenants by the entirety, Grantor(s) hereby convey and warrant to **Gregory Scott Newman and Bonnie G. Newman, as tenants by the entirety**, Grantee(s) the following described real property in the County of **KLAMATH** and State of Oregon free of encumbrances except as specifically set forth herein:

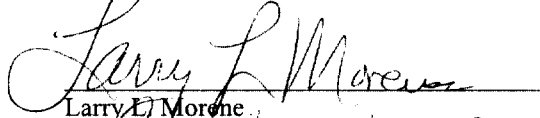
SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

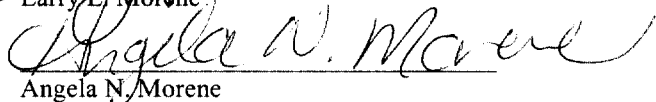
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$329,500.00**.

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.

Dated this 28th day of Oct., 05.


Larry L. Morene

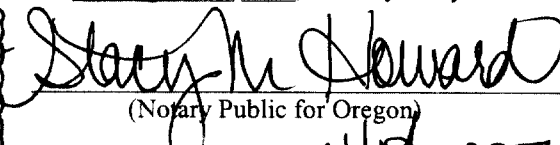

Angela N. Morene

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on Oct 28, 2005 by Larry L. Morene and Angela N. Morene.




(Notary Public for Oregon)

My commission expires 11/18/2007

26.0

EXHIBIT "A" LEGAL DESCRIPTION

Lot 46 of LOMA LINDA HEIGHTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Also, the Southerly 1/2 of Lot 45 of said LOMA LINDA HEIGHTS, more particularly described as follows:

Beginning at the most Southerly corner of Lot 45 of said LOMA LINDA HEIGHTS; thence Northeasterly along the line between Lots 45 and 46 of said LOMA LINDA HEIGHTS, a distance of 119.6 feet; thence North 28° 13' West, along the line between Lots 38 and 45 of said LOMA LINDA HEIGHTS, a distance of 40.3 feet; thence Southwesterly parallel to the line between said Lots 45 and 46 of said LOMA LINDA HEIGHTS, to the Easterly line of Loma Linda Drive; thence Southeasterly along the Easterly line of Loma Linda Drive, a distance of 40 feet to the point of beginning.

Tax Account No: 3809-028BD-02700-000 Key No: 218204