

**M06-09791**

Klamath County, Oregon

05/15/2006 03:40:25 PM

Pages 2 Fee: \$26.00



After recording return to:  
Bretton H. Breazeale and Julie R.  
Breazeale  
18640 Taylor Road  
Merrill, OR 97633

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

Bretton H. Breazeale and Julie R.  
Breazeale  
18640 Taylor Road  
Merrill, OR 97633

File No.: 7021-789563 (MTA)

Date: May 08, 2006

THIS SPACE RESERVED FOR RECORDERS USE

## **STATUTORY WARRANTY DEED**

**Thomas E. Newton and Diane M. Newton as tenants by the entirety**, Grantor, conveys and warrants to **Bretton H. Breazeale and Julie R. Breazeale, husband and wife**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**Parcel 1 of Klamath County Land Partition No. 32-96, filed October 10, 1996 in the office of the County Clerk of Klamath County, Oregon, lying within the NW 1/4 of Section 32, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.**

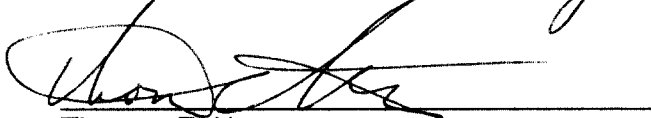

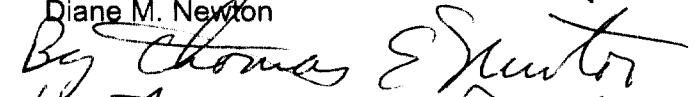
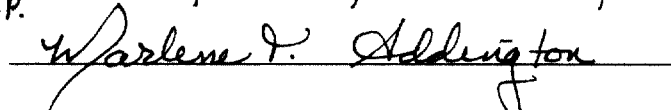
**This property is free from liens and encumbrances, EXCEPT:**

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.

The true consideration for this conveyance is **\$599,200.00**. (Here comply with requirements of ORS 93.030)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES 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 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 197.352.

26.7

Dated this 15 day of MAY, 2006.  
Thomas E. Newton  
Diane M. Newton  
  
her ATTORNEY IN factSTATE OF Oregon )  
County of Klamath ) ss.This instrument was acknowledged before me on this 15<sup>th</sup> day of May, 2006  
by **Thomas E. Newton and Diane M. Newton**, both for himself and as attorney in fact for  
Diane M. Newton aka N.P.  
Notary Public for Oregon  
My commission expires: 3-22-2009