

2006-015698

Klamath County, Oregon



00000341200600156980030030

08/03/2006 03:51:53 PM

Fee: \$31.00



After recording return to:

Gary J. Newman

26904 VIA TERRAZA  
SAUGUS, CA 91350

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

Gary J. Newman

Address as shown above.

File No.: 7021-863262 (MTA)

Date: July 26, 2006

THIS SF

## STATUTORY WARRANTY DEED

**RUTH A. BOWEN**, Grantor, conveys and warrants to **GARY J. NEWMAN**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

### Subject to:

1. The **2006-'07** Taxes, a lien not yet payable.
2. 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 **\$193,500.00**. (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.

Dated this 31<sup>st</sup> day of July, 2006.

Ruth A. Bowen  
Ruth A. Bowen

STATE OF Oregon )  
 )ss.  
County of Klamath )

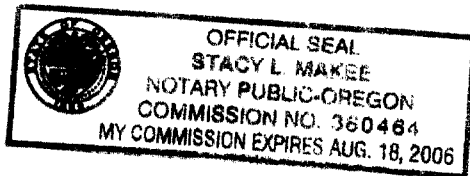
This instrument was acknowledged before me on this 31<sup>st</sup> day of July, 2006  
by **Ruth A. Bowen**.

Stacy L. Makee

Notary Public for Oregon

My commission expires: ~~March 22, 2009~~

Aug. 18, 06



**EXHIBIT A**

**LEGAL DESCRIPTION:**

**PARCEL 1:**

That portion of Lot 8, Block 50, NICHOLS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the Northwestern corner of said Lot 8, running thence Northeasterly five feet to the true point of beginning, continuing thence Northeasterly along the South line of Jefferson Street, (formerly Bush Street) 44 feet; thence Southeasterly to a point on the Westerly line of 11th Street 37 feet distant from the Northeasterly corner of Block 50; thence Southeasterly along the Easterly line of said Lot 8 a distance of 43 feet; thence Southwesterly at right angles to 11th Street a distance of 45 feet; thence Southeasterly at right angles to Jefferson Street a distance of 30 feet; thence Southwesterly at right angles to 11th Street a distance of 15 feet; thence Northwesterly at right angles to Jefferson Street a distance of 110 feet, more or less, to the point of beginning.

**PARCEL 2:**

A portion of Lot 8, Block 50, NICHOLS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Easterly line of Lot 8, Block 50, of NICHOLS ADDITION to the City of Klamath Falls, Oregon, 10 feet Northwesterly from the most Easterly corner of said Lot 8; thence Northwesterly on the Easterly line of said Lot 8, 30 feet; thence at right angles to Eleventh Street, 45 feet Southwesterly; thence Southeasterly and parallel to Eleventh Street 30 feet; thence Northeasterly and at right angles to Eleventh Street 45 feet to the place of beginning.