

2006-020007

Klamath County, Oregon



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10/04/2006 03:18:13 PM

Fee: \$26.00

After Recording Return to:

ANTHONY M. ZITO and KRISTIN L. WOODROOF

35710 SADDLE MTN PT RD.
CH. LOQUIN, OR 97624

Until a change is requested all tax statements

Shall be sent to the following address:

ANTHONY M. ZITO and KRISTIN L. WOODROOF

Same As Above

Aspen: 62359 PS

WARRANTY DEED

(INDIVIDUAL)

who **acquired** title as TIMOTHY G. EVERALL NEWMAN
TIMOTHY G. NEWMAN, herein called grantor, convey(s) to ANTHONY M. ZITO and KRISTIN L. WOODROOF, tenants by the entirety, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

See Exhibit A attached hereto and made a part hereof.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$115,000.00.
(here comply with the requirements of ORS 93.930)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). 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 CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

Dated September 5, 2006.

TIMOTHY G. NEWMAN

STATE OF OREGON, County of KLAMATH) ss.

On August 31, 2006 personally appeared the above named TIMOTHY G. NEWMAN and acknowledged the foregoing instrument to be HIS voluntary act and deed.

This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00062359

Before me:

Notary Public for Oregon

My commission expires:

Official Seal



\$26-A

Exhibit A

PARCEL 1:

Lot 52, Block 7, KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT, PLAT NO. 1, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

PARCEL 2:

Lots 1, 2 and 3, Block 7, KLAMATH FALLS FOREST ETATES HIGHWAY 66 UNIT, PLAT NO. 1, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

**CODE 119 MAP 3711-016A0 TL 03200 KEY #386282
CODE 033 MAP 3711-016A0 TL 03100 KEY# 386273
CODE 033 MAP 3711-016A0 TL 03000 KEY# 386308
CODE 033 MAP 3711-016A0 TL 02900 KEY# 386317**