

2006-020128

Klamath County, Oregon



00005639200600201280010017

10/06/2006 09:07:17 AM

Fee: \$21.00

After Recording Return to:

TIMOTHY G. EVERALL-NEWMAN

PO Box 535

Bonanza, OR 97623

Until a change is requested all tax statements

Shall be sent to the following address:

TIMOTHY G. EVERALL-NEWMAN

Same As Above

ASPEN: 6216715
WARRANTY DEED
(INDIVIDUAL)

CLARENCE E. JOHNSON, herein called grantor, convey(s) to TIMOTHY G. NEWMAN AN ESTATE IN FEE SIMPLE, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 9, Block 85, KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT, PLAT NO. 4, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

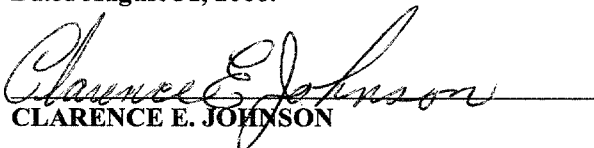
CODE 114 MAP 3711-023AO TL 00700 KEY #391560

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 \$133,822.00.
(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 August 31, 2006.


CLARENCE E. JOHNSON

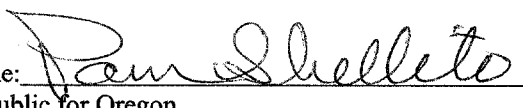
STATE OF OREGON, County of) ss.

On September 5th personally appeared the above named CLARENCE E. JOHNSON and acknowledged the foregoing instrument to be his voluntary act and deed.

This document is filed at the request of:

 **Aspen**
TITLE & ESCROW, INC.

525 Main Street
Klamath Falls, OR 97601
Order No.: 00062167

Before me: 
Notary Public for Oregon
My commission expires: Nov 8, 2009

Official Seal



#21-A