

2006-021786

Klamath County, Oregon



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10/31/2006 11:13:25 AM

Fee: \$26.00

1st 06-508

COVER SHEET

ORS: 205.234

This cover sheet has been prepared by the persons presenting the attached instrument for recording. Any errors in this cover sheet **DO NOT** affect the transaction(s) contained in the instrument itself.

After recording, return to:

Gordon A. Newell
3674 Barham Blvd
Los Angeles CA 90068

Send Tax Statements to:

Same

The date of the instrument attached is June 13, 1989.

1) NAMES(S) OF THE INSTRUMENT(S) required by ORS 205.234(a)

Warranty Deed

2) PARTY(IES)/GRANTOR, required by ORS 205.125(1)(b) and ORS 205.160:

LMC Family Trust

3) PARTY(IES)/GRANTEE, required by ORS 205.125(1)(b) and ORS 205.160

Gordon A. Newell

4) TRUE and ACTUAL CONSIDERATION (if any), ORS 93.030

\$ 22,655.00

5) FULL OR PARTIAL SATISFACTION ORDER or WARRANT FILED IN THE COUNTY CLERK'S LIEN RECORDS, ORS 205.121(1)(c)

6) RE-RECORDED to correct: _____
Previously recorded as: _____

26-F

OK

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That L.M.C. FAMILY TRUST

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

GORDON A. NEWELL, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:TOWNSHIP 35 South, Range 10 East of the Willamette MeridianSection 25: NW $\frac{1}{4}$, NW $\frac{1}{4}$ SW $\frac{1}{4}$ Section 26: S $\frac{1}{2}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$, NE $\frac{1}{4}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$, E $\frac{1}{2}$ NW $\frac{1}{4}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$, SE $\frac{1}{4}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 22,655.20

① However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). ① (The sentence between the symbols ①, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this _____ day of _____, 1989; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

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.

* John Christian McMillan, Trustee
L.M.C. FAMILY TRUST
by: JOHN CHRISTIAN McMILLAN, TrusteeSTATE OF Kansas)
County of Marion) ss.
June 13, 1989.Personally appeared the above named
John Christian McMillan,
Trustee

and acknowledged the foregoing instrument to be _____ voluntary act and deed.

Before me:

* (OFFICIAL SEAL)

Notary Public for

ELAINE STIKA
State of Kansas
My Appt. Exp. Aug. 1, 1992

STATE OF OREGON, County of _____) ss.

_____, 19_____.

Personally appeared _____ and

_____, who, being duly sworn, each for himself and not one for the other, did say that the former is the _____ president and that the latter is the _____ secretary of _____

_____, a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

(If executed by a corporation, affix corporate seal)

LMC FAMILY TRUST

GRANTOR'S NAME AND ADDRESS

GORDON A. NEWELL

GRANTEE'S NAME AND ADDRESS

After recording return to:

Gordon Newell
3674 Barham Blvd.
Los Angeles CA 90068
NAME, ADDRESS, ZIP CE 4396

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

GORDON A. NEWELL3674 Barham Blvd
Los Angeles CA 90068
NAME, ADDRESS, ZIP

STATE OF OREGON,)

County of _____) ss.

I certify that the within instrument was received for record on the _____ day of _____, 19_____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ or as fee/file/instrument/microfilm/reception No. _____, Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____ Deputy

SPACE RESERVED
FOR
RECORDER'S USE