



02/28/2007 09:21:17 AM

Fee: \$26.00

Grantor's Name and Address:

Gary J. Newman
26904 Via Terraza
Saugus, CA 91350

Grantee's Name and Address:

Gary J. Newman, Jeremiah Magoon and Amy
Magoon
26904 Via Terraza
Saugus, CA 91350

After recording, return to:

Gary J. Newman
26904 Via Terraza
Saugus, CA 91350

**Until requested otherwise, send all tax
statements to:**

Gary J. Newman
26904 Via Terraza
Saugus, CA 91350

SPACE RESERVED FOR RECORDER'S USE

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, that Gary J. Newman, Grantor, hereinafter releases and conveys to:

Gary J. Newman, Jeremiah Magoon and Amy Magoon, all as Joint Tenants, Grantees, all right, title and interest in and to the following described real property situated in Klamath County, Oregon, to-wit:


LEGAL DESCRIPTION PER EXHIBIT "A" ATTACHED HERETO AND MADE A PART HERE OF.

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

Commonly Known as: 1028 Jefferson Street, Klamath Falls, OR 97601

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 and to determine any limits on lawsuits against farming or forest practices as defined in ORS 30.930.

DATED: 2-9-07


Gary J. Newman

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

On 2-9-07 before me, Shanti Ann Hess the notary public
personally appeared Gary J. Newman, _____ personally known to me -OR- ☒ proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

(SEAL)




Notary Public

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.