

NS

2008-004021

Klamath County, Oregon



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03/26/2008 10:33:27 AM

Fee: \$21.00

B. Dalton

1314-B Center Drive, #183

Medford, OR 97501

Grantor's Name and Address

Brent and Annette Newcomb

1414 Wiard Street

Klamath Falls, OR 97603

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

SPACE

RECOR

Until requested otherwise, send all tax statements to (Name, Address, Zip):

Brent and Annette Newcomb

1414 Wiard Street

Klamath Falls, OR 97603

By _____, Deputy.

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that B. Dalton

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by Brent Newcomb and Annette Newcomb, husband and wife.

hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

Lot 17, Lewis Tracts according to the official plat thereof on file in the office of the County Clerk of Klamath County.

Subject to regulations, contracts, easements, and irrigation rights in connection with Klamath project and/or Enterprise Irrigation District. Regulations, liens, assessments and laws relating to the South Suburban Sanitary District. Easement for power pole as disclosed by survey.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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

And grantor hereby covenants to and with 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 except (if no exceptions, so state):

_____, and that grantor will warrant and forever defend the 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. per contract of sale

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$62,000.00. However, the actual consideration consists of or includes other property or value given or promised which is ☒ the whole ☐ part of the (indicate which) consideration. (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

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

In witness whereof, the grantor has executed this instrument this 21 day of August, 1997; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so 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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

B. Dalton

STATE OF OREGON, County of Klamath ss. This instrument was acknowledged before me on August 21, 1997

by _____ This instrument was acknowledged before me on _____, 19____,

by _____

as _____

of _____

OFFICIAL SEAL
DAVID L. DE SEMPLE
NOTARY PUBLIC-OREGON
COMMISSION NO. 052483
MY COMMISSION EXPIRES MAR. 25, 2000

Notary Public for Oregon

My commission expires

MARCH 25, 2000