



THIS SPACE R

2008-005085
Klamath County, Oregon



04/07/2008 03:27:22 PM

Fee: \$26.00

After recording return to:

Gregory Scott Newman

1879 Del Moro Street

Klamath Falls, OR 97601

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

Gregory Scott Newman

1879 Del Moro Street

Klamath Falls, OR 97601

Escrow No. MT82059-MS

Title No. 0082059

SWD

STATUTORY WARRANTY DEED

Mark Henry Clark and Anne V. Hiller Clark, as tenants by the entirety, Grantor(s) hereby convey and warrant to Gregory Scott Newman and Bonnie G. Newman, as tenants by the entirety, Grantee(s) the following described real property in the County of KLAMATH and State of Oregon free of encumbrances except as specifically set forth herein:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$169,900.00**.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, 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 ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

Dated this

7th

day of

April

2008

Mark Henry Clark

Anne V. Hiller Clark

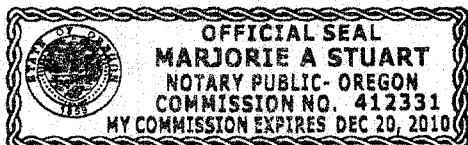
State of Oregon

County of KLAMATH

This instrument was acknowledged before me on

4/7

2008 by Mark Henry Clark and Anne V. Hiller Clark.



(Notary Public for Oregon)

My commission expires

12/20/10

26AMT

LEGAL DESCRIPTION

“EXHIBIT A”

That portion of Lots 5 and 6 in Block 19 of HILLSIDE 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 90 feet Southwesterly along the Northerly line of Del Moro Street, from it's intersection with the Westerly line of Eldorado Avenue; thence Southwesterly along the Northerly line of Del Moro Street 40 feet to the alley through said Block; thence Northwesterly parallel with said Eldorado Avenue 100 feet to the Northwest corner of said Lot 5; thence Northeasterly along the North line of said Lot, 40 feet; thence Southeasterly parallel with said Eldorado Avenue 100 feet to the place of beginning.