

MTC82407-SH

THIS SPACE F

2008-007491

Klamath County, Oregon



00046633200800074910010014

05/22/2008 03:12:18 PM

Fee: \$21.00

After recording return to:

BRENT W. NEWCOMB

1414 WIARD STREET

KLAMATH FALLS, OR 97603

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

BRENT W. NEWCOMB

1414 WIARD STREET

KLAMATH FALLS, OR 97603

Escrow No. MT82407-SH

Title No. 0082407

SWD

### STATUTORY WARRANTY DEED

**BRAXTON & MADDY INC., AN OREGON CORPORATION**, Grantor(s) hereby convey and warrant to **BRENT W. NEWCOMB and ANNETTE L. NEWCOMB**, 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:

**Lot 77 of CASITAS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

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 **\$79,000.00**.

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 22 day of May, 2008

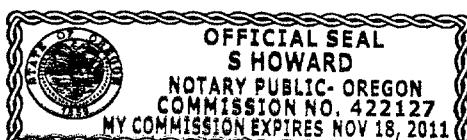
BRAXTON & MADDY INC., AN OREGON CORPORATION

BY: Beverley Miles Pres.  
BEVERLEY MILES, PRESIDENT

BY: Matt Miles Reg. Agent  
MATT MILES, REGISTERED AGENT

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on May 22, 2008 by BEVERLEY MILES, AS PRESIDENT AND MATT MILES, AS REGISTERED AGENT FOR BRAXTON & MADDY INC..



S Howard  
(Notary Public for Oregon)  
My commission expires Nov 18, 2011