

Returned @ County

2008-007938
Klamath County, Oregon



06/02/2008 08:35:47 AM

Fee: \$26.00

Jeffry M. Newsom and Karolyn K.
Newsom
PO Box 1501
Klamath Falls, OR 97601
Grantors Name & Address

Jeffry M. Newsom and Karolyn K.
Newsom, Trustee of the Jeffry M.
Newsom and Karolyn K. Newsom
Trust
PO Box 1501
Klamath Falls, OR 97601
Grantees Name & Address

Map: R-4008-017DD-00800-000
Code: 225

After recording return to:

Jeffry M. Newsom and Karolyn K. Newsom, Trustee
PO Box 1501
Klamath Falls, OR 97601

Until requested otherwise, send all tax statements to:

Jeffry M. Newsom and Karolyn K. Newsom, Trustee
PO Box 1501
Klamath Falls, OR 97601

WARRANTY DEED

Jeffry M. Newsom and Karolyn K. Newsom, Grantor, convey and warrant to Jeffry M. Newsom and Karolyn K. Newsom, Trustee of the Jeffry M. Newsom and Karolyn K. Newsom Trust, Grantee, the following described real property, free of encumbrances, except for matters of public record in Klamath County, Oregon:

Lot 4 in Block 6 of Klamath River Sportsman Estates to the
official plat thereof on file in the office of the county clerk of
Klamath County, Oregon

THE LIABILITY AND OBLIGATIONS OF THE GRANTOR TO GRANTEE AND GRANTEE'S HEIRS AND ASSIGNS UNDER THE WARRANTIES AND COVENANTS CONTAINED HEREIN OR PROVIDED BY LAW SHALL BE LIMITED TO THE EXTENT OF COVERAGE THAT WOULD BE AVAILABLE TO GRANTOR UNDER A STANDARD POLICY OF TITLE INSURANCE CONTAINING EXCEPTIONS FOR MATTERS OF PUBLIC RECORD EXTENDED. IT IS THE INTENTION OF THE GRANTOR TO PRESERVE ANY EXISTING TITLE INSURANCE COVERAGE. THE LIMITATIONS CONTAINED HEREIN EXPRESSLY DO NOT RELIEVE GRANTOR OF ANY LIABILITY OR OBLIGATIONS UNDER THIS INSTRUMENT, BUT MERELY DEFINE THE SCOPE, NATURE, AND AMOUNT OF SUCH LIABILITY OR OBLIGATIONS.

The true consideration for this conveyance is \$0.

Page 1 - WARRANTY DEED/TO JEFFRY M. AND KAROLYN K. NEWSOM TRUST

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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 30th day of May, 2008.

Jeff M. Newsom
Jeffrey M. Newsom, Grantor

Karolyn K. Newsom
Karolyn K. Newsom, Grantor

STATE OF OREGON)
) ss.
County of Marion)

Personally appeared this 30th day of May, 2008, the within named Jeffry M. Newsom and Karolyn K. Newsom, Grantors, and acknowledged the foregoing instrument to be their voluntary act and deed.

[SEAL]

Kathryn M. Belcher
Notary Public for Oregon
My Commission Expires: 11/20/2011

