

WT 92593-LW

2012-000537

Klamath County, Oregon

RECORDING COVER SHEET

ORS 205.234

This cover sheet has been prepared by the person presenting the attached instrument for recording. Any error in this cover sheet DOES NOT affect the transaction(s) contained in the instrument itself.



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01/20/2012 03:24:07 PM

Fee: \$52.00

Reference - Escrow No. MT92593-LW
Title Order No. 0092593

Please print or type information.

1. AFTER RECORDING RETURN TO -

Required by ORS 205.180(4) & 205.238:

Name: **SHARON BECERRA**

Address: **4744 COOPERS HAWK RD**

City, ST Zip: **KLAMATH FALLS, OR 97601**

2. TITLE(S) OF THE TRANSACTION(S) - Required by ORS 205.234(1)(a)

Note: "Transaction" means any action required or permitted by law to be recorded, including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property. Enter descriptive title for the conveyance instrument:

Document Title(s): STATUTORY WARRANTY DEED

3. DIRECT PARTY / GRANTOR Names and Addresses - Required by ORS 205.234(1)(b)

Seller Name & Address: VERNON G. NEWLUN, 22318 HWY 70, DAIRY, OR 97625

Seller Name & Address: WILLIAM K. NEWLUN, 2972 SOFT HORIZON WAY, LAS VEGAS, NV 89135

Seller Name & Address: LUELLA MAE DUNHAM, 1240 WEST HARTLEY, HERMISTON, OR 97838

4. INDIRECT PARTY / GRANTEE Names and Addresses - Required by ORS 205.234(1)(b)

Buyer Name & Address: SHARON BECERRA, 4744 COOPERS HAWK RD, KLAMATH FALLS, OR 97601

Buyer Name & Address: CARLOS BECERRA, SAME,

5. For an instrument conveying or contracting to convey fee title, the information required by ORS 93.260:

UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING ADDRESS:

Name: **SHARON BECERRA**

Address: **4744 COOPERS HAWK RD**

City, ST Zip: **KLAMATH FALLS, OR 97601**

6. TRUE AND ACTUAL CONSIDERATION - Required by ORS 93.030 for an instrument conveying or contracting to convey fee title or any memorandum of such instrument:

\$546,000.00

52Amf



After recording return to:

SHARON BECERRA

4744 COOPERS HAWK RD

KLAMATH FALLS, OR 97601

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

SHARON BECERRA

4744 COOPERS HAWK RD

KLAMATH FALLS, OR 97601

Escrow No. MT92593-LW

Title No. 0092593

SWD r.042611

STATUTORY WARRANTY DEED

VERNON G. NEWLUN, WILLIAM K. NEWLUN and LUELLA MAE DUNHAM, as tenants in common,

Grantor(s), hereby convey and warrant to

SHARON BECERRA and CARLOS BECERRA, 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 true and actual consideration for this conveyance is **\$46,000.00**.

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:

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this 17 day of Jan. 2012

Vernon G. Newlun
VERNON G. NEWLUN

Luella Mae Dunham
LUELLA MAE DUNHAM

William K. Newlun
WILLIAM K. NEWLUN

BY: Vernon G. Newlun
VERNON G. NEWLUN, HIS ATTORNEY IN FACT

BY: Vernon G. Newlun
VERNON G. NEWLUN, HER ATTORNEY IN FACT

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on January 17, 2012 by VERNON G. NEWLUN FOR HIMSELF AND FOR WILLIAM K. NEWLUN and LUELLA MAE DUNHAM AS THEIR ATTORNEYS IN FACT.

Lisa Weatherby
(Notary Public for Oregon)

My commission expires 11/20/2015



EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situate in the SE1/4 NW1/4 of Section 9, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon and more particularly described as follows:

Beginning at a 5/8" iron pin on the East line of the Pine Grove Road which bears North 89°40' East a distance of 30 feet and North 0°06' East a distance of 30 feet from the iron pipe marking the Northeast corner of the NW1/4 SW1/4 of said Section 9; thence North 0°06' East along the East line of the Pine Grove Road a distance of 200.64 feet to a 5/8" iron pin; thence South 89°03' East a distance of 297.2 feet to a 5/8" iron pin; thence South 0°06' West parallel with the East line of the Pine Grove Road, a distance of 201.07 feet to a 5/8" iron pin; thence North 88°58' West a distance of 297.2 feet, more or less, to the point of beginning.