

Returned to County  
Bonnie Lam

AFTER RECORDING, RETURN TO:  
Evelyn Newnham, Trustee/Grantor/Grantee  
2946 Patterson Street  
Klamath Falls, OR 97603  
  
Until requested otherwise, send all  
tax statements to:  
Evelyn Newnham, Trustee/Grantor/Grantee  
2946 Patterson Street  
Klamath Falls, OR 97603

2012-013560  
Klamath County, Oregon



00128222201200135600020022

12/05/2012 03:27:02 PM

Fee: \$42.00

## WARRANTY DEED

**Evelyn Newnham**, "Grantor(s)," hereby conveys, grants, sells and warrants, to **Evelyn Newnham, Trustee of the Evelyn Newnham Revocable Living Trust**, "Grantee," the following real property, situated in **Klamath County**, State of Oregon, free of encumbrances except for matters of public record:

See exhibit "A."

THE LIABILITY AND OBLIGATIONS OF THE GRANTORS TO GRANTEEES AND GRANTEEES' 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 GRANTORS 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 GRANTORS 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.

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.

Dated this 3 day of Dec, 2012.

  
EVELYN NEWNHAM

STATE OF OREGON )  
 ) ss.  
County of KLAMATH )

The foregoing instrument was acknowledged before me this 3 day of December, 2012 by **Evelyn Newnham**.

  
Notary Public for Oregon  
My Commission Expires: 7/31/2013

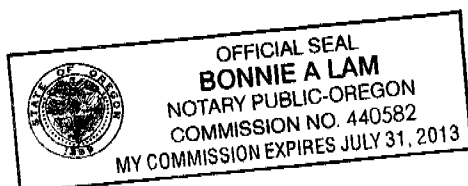


EXHIBIT "A"  
LEGAL DESCRIPTION

A tract of land situated in Lots 1 and 2 HOMELAND TRACTS NO. 2, 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 the intersection of the West line of Patterson Street and the North line of Hilyard Street; thence South 87 degrees 46' West along the North line of Hilyard Street 135.04 feet; thence North 0 degrees 54' West 110.2 feet; thence North 87 degrees 59' East 135 feet to the West line of Patterson Street; thence South 0 degrees 54' East to the point of beginning.