

2013-004456

Klamath County, Oregon

04/26/2013 02:04:15 PM

Fee: \$42.00

1st 2059443 AF



After recording return to:  
Kristin Eich  
5608 Bel Aire Dr  
Klamath Falls, OR 97603

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Kristin Eich  
5608 Bel Aire Dr  
Klamath Falls, OR 97603

File No.: 7021-2059443 (ALF)  
Date: March 22, 2013

THIS SPACE RESERVED FOR RECORDER'S USE

### STATUTORY WARRANTY DEED

**Nicholas L Newman and Kathleen A Newman as tenants by the entirety**, Grantor, conveys and warrants to **Kristin Eich**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**LEGAL DESCRIPTION:** Real property in the County of Klamath, State of Oregon, described as follows:

**Lot 13 in Block 1 of Bel Aire Gardens, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

**Subject to:**

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$124,000.00**. (Here comply with requirements of ORS 93.030)

42-1

- F. Except as set forth in the Preliminary Report, the Undersigned has not encumbered the property, or suffered, assumed or agreed to any mortgages, trust deeds, judgments, tax liens, easements, or other encumbrances which still affect the property at this time. Nor have any proceedings in bankruptcy or receivership been instituted by or against the Undersigned.
- G. The buyer is entitled to immediate possession of the property upon the closing of this transaction and there is no agreement that allows the seller to remain in possession of the subject premises either pursuant to lease, lease-option, a similar rental agreement or other agreement or understanding of the parties.

I further agree to indemnify and defend **First American Title Company of Oregon**, or its agent, and save you harmless from any loss you may sustain as a result of issuing your Policy of Title Insurance based upon the above representations, and agree that, in case you or your Insured is named in a suit based upon facts which are inconsistent to the above representations, we will pay, at our own expense, any resulting judgment and all costs and attorneys' fees associated therewith.

Nicholas L Newman  
Nicholas L Newman

Kathleen A Newman  
Kathleen A Newman

STATE OF Texas  
~~Oregon~~ )  
County of Tarrant ) ss.  
~~Klamath~~ )

This instrument was acknowledged before me on this 24 day of April, 2013  
by **Nicholas L Newman and Kathleen A Newman**.



Marvin Benitez  
Notary Public for Oregon  
My commission expires: