

THIS SPACE RESERVED FOR RECORDER'S USE

**2013-009068**  
Klamath County, Oregon  
08/09/2013 11:55:06 AM  
Fee: \$47.00

After recording return to:

STEVEN J. NEWMAN

5706 Pinnacle Place

Klamath Falls, OR 97603

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

STEVEN J. NEWMAN

5706 Pinnacle Place

Klamath Falls, OR 97603

Escrow No. MT98262-DS

Title No. 0098262

SWD r.020212

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### STATUTORY WARRANTY DEED

**JOHN A. CLARK and DARLA R. CLARK, as tenants by the entirety,**

Grantor(s), hereby convey and warrant to

**STEVEN J. NEWMAN and JODIE L. NEWMAN, husband and wife, 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 **\$249,700.00**.

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:

**2013-2014 Real Property Taxes a lien not yet due and payable.**

47.00 amt.

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 26 day of 8 July, 2013.

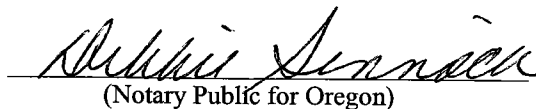
  
JOHN A. CLARK

  
DARLA R. CLARK

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on 7-26, 2013 by JOHN A. CLARK and DARLA R. CLARK.



  
(Notary Public for Oregon)

My commission expires 9-8-13

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**PARCEL 1:**

Lot 22 in Block 4 of TRACT 1299 - SECOND ADDITION TO FERNDALE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

ALSO a tract of land being a portion of Lot 21 in Block 4 of TRACT 1299, SECOND ADDITION TO FERNDALE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, being more particularly described as follows:

Beginning at the corner common to Lot 22, Block 4 and said Lot 21, said point being on the right of way line of Pinnacle Place; thence south  $19^{\circ} 33' 10''$  West 102.23 feet to a point on the south line of said Lot 21; thence South  $89^{\circ} 47' 55''$  West 16.00 feet to the corner common to Lots 13 and 14, Block 4, and said Lots 21 and 22; thence North  $27^{\circ} 31' 00''$  East 108.68 feet to the point of beginning, with bearings based on the plat of "Tract 1299 - Second Addition to Ferndale", on file at the office of the Klamath County Surveyor.

**PARCEL 2:**

A tract of land being a portion of Lot 23, Block 4 of "Tract 1299 - Second Addition to Ferndale", situated in the NW1/4 NW1/4 of Section 13, Township 39 South, Range 9 East, Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the corner common to Lot 22, Block 4 and said Lot 23, said point being on the right of way line of Pinnacle Place; thence South  $64^{\circ} 00' 55''$  West, along the line common to said Lots 22 and 23, 127.69 feet; thence North  $00^{\circ} 12' 05''$  West, along the West line of said Lot 23, 12.00 feet; thence North  $69^{\circ} 03' 27''$  East 122.94 feet to the point of beginning.