

This Document Prepared By (and after  
Recording Return to):  
Gordon A. Newell, Trustee  
3674 Barham Blvd. Apt L310  
Los Angeles, CA 90068

Until a Change is Requested All Tax Statements  
Shall be sent to the following address:

Gordon A. Newell  
3674 Barham Blvd. Apt L310  
Los Angeles, CA 90068  
Phone: 818-381-2137

2014-003742

Klamath County, Oregon



00151636201400037420030035

04/22/2014 08:34:17 AM

Fee: \$52.00

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## WARRANTY DEED

(Individual to a Trust)

### KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF ZERO DOLLARS (\$0.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, Gordon A. Newell,, an Individual, unmarried, hereinafter referred to as "Grantor", does hereby grant, bargain, sell, convey, and warrant unto **Gordon A. Newell, Trustee of THE GORDON A. NEWELL INTERVIVOS TRUST OF NOVEMBER 9, 2013**, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Klamath, State of Oregon, to-wit:

**Address:** 25325 Moccasin Lane, Sprague River, OR 97639

75 % interest in the following described real property:

Township 35 South, Range 10 East of the Willamette Meridian

Section 25: NW ¼, NW ¼ SW ¼

Section 26: S ½ SE ¼ NE ¼, NE ¼ NE ¼ SE ¼, E ½ NW ¼ NE ¼ SE ¼, SE ¼ NE ¼ SE ¼

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by Grantor, if any, which are reserved by Grantor.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 0.00.

In construing this deed, where the context so required, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

Warranty Deed

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

The true consideration for this conveyance is \$0.00. (Here comply with the requirements of ORS 93.030)

WITNESS Grantor(s) hand(s) this the 26 day of February, 20 14.

Gordon A. Newell

Gordon A. Newell

Grantor

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.

# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

State of California

County of Los Angeles

On February 26<sup>th</sup>, 2014 before me, Lenny Margarita Menjivar, Notary Public,  
Date Here Insert Name and Title of the Officer

personally appeared GORDON A. NEWELL,  
Name(s) of Signer(s)



who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity~~(ies)~~, and that by his/~~her/their~~ signature~~(s)~~ on the instrument the person~~(s)~~, or the entity upon behalf of which the person~~(s)~~ acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: Lenny M. Menjivar

Signature of Notary Public

Place Notary Seal Above

## OPTIONAL

*Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.*

### Description of Attached Document

Title or Type of Document: \_\_\_\_\_

Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

### Capacity(ies) Claimed by Signer(s)

Signer's Name: \_\_\_\_\_

☐ Corporate Officer — Title(s): \_\_\_\_\_

☐ Individual

☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

RIGHT THUMBPRINT  
OF SIGNER

Top of thumb here

Signer's Name: \_\_\_\_\_

☐ Corporate Officer — Title(s): \_\_\_\_\_

☐ Individual

☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

RIGHT THUMBPRINT  
OF SIGNER

Top of thumb here