

Western Title & Escrow

Order Number: 95235

2015-000370

Klamath County, Oregon

01/14/2015 11:52:08 AM

Fee: \$47.00

Grantor
The Estate of Eddie E. Newingham Sr. Attn: Guinevere Johnson 1900 NE 3rd Street #106-318 Bend, OR 97701
Grantee
Leroy C. Koch Michelle L. Ridge-Koch 20969 89th Street Bend, OR 97701
Until a change is requested, all tax statements shall be sent to the following address:
Leroy C. Koch Michelle L. Ridge-Koch 20969 89th Street Bend, OR 97701

Reserved for Recorder's Use

STATUTORY WARRANTY DEED

The Estate of Eddie E. Newingham Sr. , a protected person, Grantor conveys and warrants to

Leroy C. Koch and Michelle L. Ridge-Koch , as tenants by the entirety, Grantees the

following described real property free of encumbrances except as specifically set forth herein:

Lot 3 in Block 4 of Jack Pine Village, according to the official plat thereof on file in the office of the county clerk of Klamath County, Oregon.

Account: 134367 & 55941

Map & Tax Lot: 2309-025A0-04800-000 & M-140392

This property is free of encumbrances, EXCEPT: All those items of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

The true consideration for this conveyance is **\$30,000.00**. (Here comply with requirements of ORS 93.030.)

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.

4700

Executed this 13th day of January, 2015

Guinevere Johnson as Const.

Guinevere Johnson as Conservator for
Eddie E. Newingham, Sr.

State of **Oregon**, County of **DESCHUTES**) ss.

This instrument was acknowledged before me on this 13 day of January, 2015 by
Guinevere Johnson, as Conservator of The Estate of Eddie E. Newingham Sr.

Beith
Notary Public for the State of Oregon

My commission expires: 3.2.15

