



2015-010950  
Klamath County, Oregon  
10/05/2015 11:51:39 AM  
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Wayne D. Newcome and Suzanne I. Newcome,  
Trustees, or the Successor Trustees, of the Wayne and  
Suzanne Newcome Trust, dated September 12, 2014

60955 Garnet St

Bend, OR 97702

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

Wayne D. Newcome and Suzanne I. Newcome,  
Trustees, or the Successor Trustees, of the Wayne and  
Suzanne Newcome Trust, dated September 12, 2014

60955 Garnet St

Bend, OR 97702

File No. 68081AM

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### STATUTORY WARRANTY DEED

**D. Keith Monfort and Margaret S. Monfort, as Tenants by the Entirety,**

Grantor(s), hereby convey and warrant to

**Wayne D. Newcome and Suzanne I. Newcome, Trustees, or the Successor Trustees, of the Wayne and Suzanne Newcome Trust, dated September 12, 2014 ,**

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:

**A tract of land situated in the NW 1/4 of the SE 1/4 of Section 18, Township 24 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particulary described as follows:**

**Beginning at an iron rod on the East line of the NE 1/4 NW 1/4 SE 1/4 of Section 18, said iron rod being South thereon a distance of 240.0 feet, more or less, from an iron rod marking the Southeast corner of the SE 1/4 SW 1/4 NE 1/4 of said Section 18; thence West a distance of 371.55 feet, more or less, to an iron rod; thence continuing West along this line a distance of 97.0 feet, more or less, to the margin of Crescent Creek; thence continuing West along this line a distance of 15.0 feet, more or less, to the centerline of said creek; thence Northwesterly along the centerline of said creek to the intersection of said centerline with a line running East parallel to and 120.0 feet, more or less, North of the line of beginning; thence East a distance of 15.0 feet, more or less, to the margin of Crescent Creek; thence East along this line a distance of 85.0 feet, more or less, to an iron rod; thence continuing East along this line a distance of 460.0 feet, more or less, to an iron rod situated on the East line of the NE 1/4 NW 1/4 SE 1/4 of Section 18; thence South along this line a distance of 120.0 feet, more or less, to the point of beginning.**

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

**R-2407-018D0-03200-000**

The true and actual consideration for this conveyance is **\$265,000.00.**

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:

**2015-2016 Real Property Taxes, a lien not yet due and payable.**

Return To:

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 2nd day of October, 2015.

D. Keith Monfort  
D Keith Monfort

Margaret S Monfort  
Margaret S Monfort

State of OR } ss  
County of lane }

On this 2nd day of October, 2015, before me, Tara Muller a Notary Public in and for said state, personally appeared D. Keith Monfort and Margaret S. Monfort, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Tara  
Notary Public for the State of OR  
Residing at: Eugene, OR  
Commission Expires: 6/16/18

