



**2016-000838**  
**Klamath County, Oregon**  
01/27/2016 02:03:34 PM  
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Janice L. Carlson

4702 Horned Lark Drive

Klamath Falls, OR 97601

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

Janice L. Carlson

4702 Horned Lark Drive

Klamath Falls, OR 97601

File No. 81066AM

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### STATUTORY WARRANTY DEED

**Grace A. Newman, William E. Newman, Lucas G. Newman, Annelise H. Newman, as tenants in common,**

Grantor(s), hereby convey and warrant to

**Janice L. Carlson ,**

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:

**Lot 692, RUNNING Y RESORT, PHASE 8, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.**

The true and actual consideration for this conveyance is **\$299,000.00**.

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:

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 January, 2016.

Grace A. Newman  
Grace A. Newman

Carol Valenzuela  
Carol Valenzuela, her attorney in fact

William E. Newman  
William E. Newman

Carol Valenzuela  
Carol Valenzuela, his attorney in fact

Lucas G. Newman  
Lucas G. Newman

Carol Valenzuela  
Carol Valenzuela, his attorney in fact

Annelise H. Newman  
Annelise H. Newman

Carol Valenzuela  
Carol Valenzuela, her attorney in fact

State of Oregon} ss.  
County of Klamath}

On this 26 day of January, 2016, before me, Lisa Legget-Weatherby, a Notary Public in and for said state, personally appeared Carol Valenzuela known or identified to me to be the person(s) whose name(s) subscribed to the within instrument as Attorney-in-fact of Grace A. Newman, William E. Newman, Lucas G. Newman and Annelise H. Newman, and acknowledged to me that he/she/they subscribed the name of as principal and his/her own name as Attorney-in-fact.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.

Lisa Legget-Weatherby  
Notary Public for the State of Oregon  
Residing at: Klamath  
Commission Expires: 10/19/2019

