



THIS SPACE RESERVED

**2016-006574**  
Klamath County, Oregon  
06/21/2016 04:11:29 PM  
Fee: \$47.00

After recording return to:

Penny R. Newton

3149 SW Antler Lane

Redmond, OR 97756

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

Penny R. Newton

1110 Kane St

Klamath Falls, OR 97603

File No. 101621AM

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### STATUTORY WARRANTY DEED

**Charles M. Warnock and Carol A. Warnock, as Tenants by the Entirety ,**

Grantor(s), hereby convey and warrant to

**Penny R. Newton and James D. Newton, 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:

**The S1/2 of Tract 25 of FAIR ACRES NO. 1, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon. EXCEPTING THEREFROM the Easterly 5 feet thereof conveyed to Klamath County for road purposes.**

The true and actual consideration for this conveyance is **\$134,200.00**.

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 15 day of June, 2016

Charles M. Warnock  
Charles M. Warnock

State of Oregon } ss  
County of Deschutes }

On this 16<sup>th</sup> day of June, 2016, before me, Megan Figgins a Notary Public in and for said state, personally appeared Charles M. Warnock, 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.

Megan Figgins  
Notary Public for the State of Oregon  
Residing at: Araratville  
Commission Expires: 11/26/2017

