

RECORDING COVER SHEET

ORS 205.234

This cover sheet has been prepared by:

**2017-005434****Klamath County, Oregon**

05/17/2017 03:53:00 PM

Fee: \$52.00

Any error in this cover sheet DOES NOT affect the transaction(s) contained in the instrument itself.

Reference: 168480AM

Please print or type information.

1. AFTER RECORDING RETURN TO –

Required by ORS 205.180(4) & 205.238:

Name: Nicholas Clayton NewmanAddress: 14521 E Harvard Ave.City, ST Zip: Aurora, CO 80014

This document is being re-recorded at the request of AmeriTitle to correct the legal description Statutory Warranty Deed previously recorded in 2017-005223

2. TITLE(S) OF THE TRANSACTION(S) – Required by ORS 205.234(1)(a)

Note: "Transaction" means any action required or permitted by law to be recorded, including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property. Enter descriptive title for the instrument:

Document Title(s): Statutory Warranty Deed**3. DIRECT PARTY / GRANTOR Names and Addresses –** Required by ORS 205.234(1)(b)

for Conveyances list Seller; for Mortgages/Liens list Borrower/Debtor

Grantor Name: Don Moore and Patty Moore

Grantor Name: _____

4. INDIRECT PARTY / GRANTEE Names and Addresses – Required by ORS 205.234(1)(b)

for Conveyances list Buyer; for Mortgages/Liens list Beneficiary/Lender/Creditor

Grantee Name: Nicholas Clayton Newman

Grantee Name: _____

5. For an instrument conveying or contracting to convey fee title, the information required by ORS 93.260:

UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING ADDRESS:

Name: Nicholas Clayton NewmanAddress: 14521 E Harvard Ave.City, ST Zip: Aurora, CO 80014**6. TRUE AND ACTUAL CONSIDERATION –** Required by ORS 93.030 for an instrument conveying or contracting to convey fee title or any memorandum of such instrument:\$ 34,900.00**7. TAX ACCOUNT NUMBER OF THE PROPERTY if the instrument creates a lien or other interest that could be subject to tax foreclosure. –** Required by ORS 312.125(4)(b)(B)Tax Acct. No.: N/A



THIS SPACE RESERVED

2017-005223
Klamath County, Oregon
05/12/2017 10:00:00 AM
Fee: \$47.00

After recording return to:

Nicholas Clayton Newman

14521 E Harvard Ave

Aurora, CO 80014

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

Nicholas Clayton Newman

14521 E Harvard Ave

Aurora, CO 80014

File No. 168480AM

STATUTORY WARRANTY DEED

**Don Moore and Patty Moore,
as Tenants by the Entirety,**

Grantor(s), hereby convey and warrant to

Nicholas Clayton Newman,

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:

Parcel 3 of Land Partition 46-99 being Lot 16 in Block 1 of "Tract 1164" situated in the SE1/4 NE1/4 of Section 18, Township 36 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

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The true and actual consideration for this conveyance is \$34,900.00.

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 8th day of may, 2017

Don Moore
Don Moore

Patty Moore
Patty Moore

State of Oregon } ss
County of Klamath }

On this 8th day of May, 2017, before me, Twila Pellegrino a Notary Public in and for said state, personally appeared Don Moore and Patty Moore, 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.

Twila Jean Pellegrino
Notary Public for the State of Oregon
Residing at: Klamath Falls, Oregon
Commission Expires: 12-3-2018

