



THIS SPACE RESERVED FOR

2017-007647

Klamath County, Oregon

07/10/2017 10:35:00 AM

Fee: \$47.00

Newman Enterprises Inc.

Grantor’s Name and Address

Doug Newman and Diamond Newman

Grantee’s Name and Address

After recording return to:
Doug Newman
3005 Vale RD
Klamath Falls OR

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

File No. 174532AM

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

Newman Enterprises, Incorporated, an Oregon corporation,

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

Doug Newman and Diamond Newman, each as to an undivided 1/2 interest

hereinafter called Grantee, and unto Grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the County of Klamath, State of Oregon, described as follows, to wit:

A portion of Sections 8 and 17, Township 28 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Commencing at the section corner common to Sections 8, 9, 16 and 17, Township 28 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon; thence West 2107.5 feet to a point on the East boundary of the land to be exchanged; thence North 17° East 100.5 feet to the Northeast corner of the tract and the true point of beginning said point being approximately 30 feet South of the center of the 286 road; thence South 17° 14' 5" West 929.93 feet to the Southeast corner of the tract; thence North 89° 43' 20" West 377.54 feet to the Southwest corner of the tract, said point being on the approximately Easterly edge of State Highway 97 property line and approximately 141 feet South 73° 4' 30" East from the center of said highway; thence North 16° 55' 30: East along the edge of State Highway 97 1050 feet to the Northwest corner of the tract, said point being approximately 300 feet South 16° 55' 30" West of Highway mile post 945 plus 00 and also approximately 30 feet South 16° 55' 30" West of the center of the 286 road; thence South 71° 12' 45" East along the approximately 286 road easement line approximately 366.94 feet to the Northeast corner of the tract and point of beginning

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$50,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.
To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.
In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

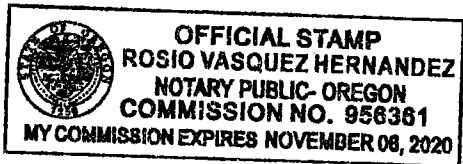
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON’S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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.

In Witness Whereof, the grantor has executed this instrument this 16 day of June, 2017; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

Newman Enterprises Inc.

By: Doug Newman
Doug Newman, President

Diamond Newman
Diamond Newman,



State of Oregon } ss
County of Klamath }

On this 16 day of June, 2017, before me, Rosio V. Hernandez a Notary Public in and for said state, personally appeared Doug Newman and Diamond Newman, Authorized Signers for Newman Enterprises, Inc. 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.

Rosio V. Hernandez
Notary Public for the State of Oregon
Residing at: Klamath Falls OR
Commission Expires: Nov 08, 2020