



THIS SPACE RESERVED FOR

2017-012745

Klamath County, Oregon

11/06/2017 09:10:00 AM

Fee: \$47.00

After recording return to:

Daron Newman and Lesa Newman

5847 Balsam Drive

Klamath Falls, OR 97601

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

Daron Newman and Lesa Newman

5847 Balsam Drive

Klamath Falls, OR 97601

File No. 199870AM

### STATUTORY WARRANTY DEED

**Joseph J. Ridley and Peggy J. Ridley,  
as Tenants by the Entirety ,**

Grantor(s), hereby convey and warrant to

**Daron Newman and Lesa Newman, 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 following property being situate in the NW1/4 of Section 12, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, described as follows:**

**Beginning at the center of Section 12, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon; thence North 690 feet; thence North 89°49' West a distance of 1650 feet to the Southeast corner of the tract herein conveyed, thence North 600 feet; thence North 89°49' West 363 feet; thence South 600 feet; thence South 89°49' East for a distance of 363 feet to the point of beginning.**

**TOGETHER WITH a 20 foot easement beginning at the Southeast corner of the above described property, running thence 20 feet West; thence due South to the County road known as Long Lake Road and sometimes known as Round Lake Road; thence along the Northerly boundary of said County Road 20 feet; thence North to the Southeast corner of the above described property. As disclosed by Easement Deed recorded July 23, 1946 in Volume 192, page 445, Deed Records of Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$139,000.00.

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 1ST day of November, 2017.

Joseph J. Ridley  
Joseph J. Ridley  
Peggy J. Ridley  
Peggy J. Ridley

State of Oregon } ss  
County of LINN }

On this 1ST day of November, 2017, before me, Becky A. McKibben a Notary Public in and for said state, personally appeared Joseph J. Ridley and Peggy J. Ridley, 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.

Becky A. McKibben  
Notary Public for the State of Oregon  
Residing at: Jefferson Oregon  
Commission Expires: 9-10-19

