



THIS SPACE RESERVED FOR

2017-013765  
Klamath County, Oregon  
12/01/2017 11:31:01 AM  
Fee: \$52.00

After recording return to:

Daniel J. Neighbor  
1028 Jefferson Street  
Klamath Falls, OR 97601

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

Daniel J. Neighbor  
1028 Jefferson Street  
Klamath Falls, OR 97601  
File No. 198043AM

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### STATUTORY WARRANTY DEED

**Gary J. Newman,**

Grantor(s), hereby convey and warrant to

**Daniel J. Neighbor,**

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 property described in Exhibit 'A' attached hereto and made a part hereof**

The true and actual consideration for this conveyance is \$185,000.00.

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:

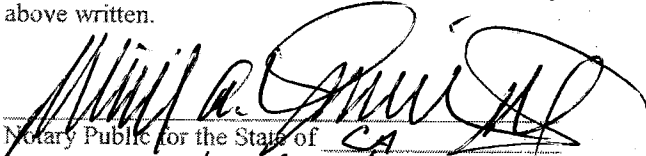
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2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

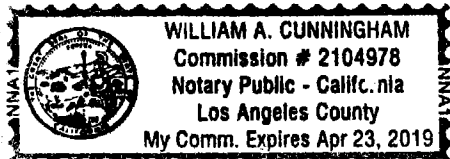
Dated this 29<sup>th</sup> day of NOVEMBER, 2017 p.

  
\_\_\_\_\_  
Gary J. Newman

State of CA } ss  
County of LOS ANGELES }

On this 29<sup>th</sup> day of NOVEMBER, 2017, before me, WILLIAM A. CUNNINGHAM, a Notary Public in and for said state, personally appeared GARY J. NEWMAN, 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.

  
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Notary Public for the State of CA  
Residing at: LOS ANGELES  
Commission Expires: 04/23/2019



## EXHIBIT "A"

### Parcel 1

That portion of Lot 8, Block 50, Nichols Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the Northwesterly corner of said Lot 8, running thence Northeasterly five feet to the true point of beginning, continuing thence Northeasterly along the South line of Jefferson Street, (formerly Bush Street) 44 feet; thence Southeasterly to a point on the Westerly line of 11th Street 37 feet distant from the Northeasterly corner of Block 50; thence Southeasterly along the Easterly line of said Lot 8 a distance of 43 feet; thence Southwesterly at right angles to 11th Street a distance of 45 feet; thence Southeasterly at right angles to Jefferson Street a distance of 30 feet; thence Southwesterly at right angles to 11th Street a distance of 15 feet; thence Northwesterly at right angles to Jefferson Street a distance of 110 feet, more or less, to the point of beginning.

### Parcel 2

A portion of Lot 8, Block 50, Nichols Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Easterly line of Lot 8, Block 50, of Nichols Addition to the City of Klamath Falls, Oregon, 10 feet Northwesterly from the most Easterly corner of said Lot 8; thence Northwesterly on the Easterly line of said Lot 8, 30 feet; thence at right angles to Eleventh Street, 45 feet Southwesterly; thence Southeasterly and parallel to Eleventh Street 30 feet; thence Northeasterly and at right angles to Eleventh Street 45 feet to the place of beginning.