

GRANTORS NAME AND ADDRESS

RICHARD K. NEWMAN
ARLA R. NEWMAN
5520 Villa Drive
Klamath Falls, Oregon 97603

2019-006943

Klamath County, Oregon



06/20/2019 12:14:19 PM

Fee: \$87.00

GRANTEES NAMES AND ADDRESS

KENLEY and ARLA NEWMAN
Trustees of THE KENLEY AND ARLA NEWMAN
REVOCABLE TRUST
5520 Villa Drive
Klamath Falls, Oregon 97603

AFTER RECORDING RETURN TO

NEAL G. BUCHANAN, Attorney at Law
435 Oak Avenue
Klamath Falls, Oregon 97601

SEND TAX STATEMENTS TO

GRANTEES
5520 Villa Drive
Klamath Falls, Oregon 97603

WARRANTY DEED - STATUTORY FORM

The Consideration For This Transfer is \$0.

RICHARD K. NEWMAN (aka RICHARD KENLEY NEWMAN) and ARLA R. NEWMAN, Grantors, convey and warrant to KENLEY NEWMAN and ARLA NEWMAN, Trustees of THE KENLEY AND ARLA NEWMAN REVOCABLE TRUST uad 6-20-19 Grantees, all of that certain real property described as follows:

Parcel 1: Residential Real Property civilly described as 5520 Villa Drive, Klamath Falls, Oregon and legally described as follows:

Lot 2, Block 4, CYPRESS VILLA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Parcel 2: Real Property situated in Klamath County, Oregon and legally described as follows:

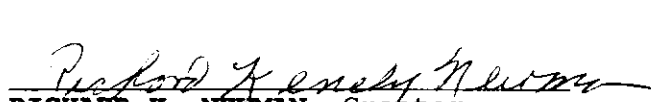
A tract of land situated in the W $\frac{1}{2}$ W $\frac{1}{2}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 35, Township 38, South, Range 9, East of the Willamette Meridian, more particularly described as follows:

PARCEL 1: Beginning at a point on the West line of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 35, said point being Northerly 325.0 feet from the Southwest corner of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 35; thence Easterly at right angles to the West line of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 35 to the East line of the W $\frac{1}{2}$ W $\frac{1}{2}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 35; thence Northerly along the said East line to the Northeast corner of the W $\frac{1}{2}$ W $\frac{1}{2}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 35; thence Westerly along the North line of the W $\frac{1}{2}$ W $\frac{1}{2}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 35 to the Northwest corner thereof; thence Southerly along the West line of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 35 to the point of beginning.

PARCEL 2: ALSO, beginning at the Southwest corner of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 35; thence North along the West line of said SW $\frac{1}{4}$ NE $\frac{1}{4}$ a distance of 325.0 feet; thence East at right angles to the West line of said SW $\frac{1}{4}$ NE $\frac{1}{4}$ a distance of 60.0 feet; thence South, parallel with the West line of said SW $\frac{1}{4}$ NE $\frac{1}{4}$ a distance of 85.0 feet; thence West at right angles to the West line of said SW $\frac{1}{4}$ NE $\frac{1}{4}$ a distance of 20.0 feet; thence South, parallel with the West line of said SW $\frac{1}{4}$ NE $\frac{1}{4}$ a distance of 240.0 feet to the South line of said SW $\frac{1}{4}$ NE $\frac{1}{4}$; thence West along said South line a distance of 40.0 feet to the point of beginning.

The true and actual consideration for this conveyance is \$0. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration, being for estate planning purposes.

"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 AND 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS, 2009 AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS, 2010."


RICHARD K. NEWMAN, Grantor
(aka RICHARD KENLEY NEWMAN)


ARLA R. NEWMAN, Grantor

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on 20th day of June, 2019, by RICHARD K. NEWMAN (aka RICHARD KENLEY NEWMAN) and ARLA R. NEWMAN, Grantors.




NOTARY PUBLIC FOR OREGON
My Commission Expires: 4-7-23