

RECORDING REQUESTED BY:



1925 NE Stucki Avenue, Ste 153  
Hillsboro, OR 97006

**GRANTOR'S NAME:**

Kenneth Eiler, Trustee and Rachel M. Newton

**GRANTEE'S NAME:**

Logan D. Garrett

**AFTER RECORDING RETURN TO:**

Order No.: 36261907654-RN

Logan D. Garrett  
6618 Michael Road  
La Pine, OR 97739

**SEND TAX STATEMENTS TO:**

Logan D. Garrett  
6618 Michael Road  
La Pine, OR 97739

Map: 2310016CD-01400

6618 Michael Road, La Pine, OR 97739

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**STATUTORY WARRANTY DEED**

Rachel M. Newton, Grantor, conveys and warrants to Logan D. Garrett, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR LEGAL DESCRIPTION.

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF FOR SUBJECT TO.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS TWO HUNDRED THIRTY-FIVE THOUSAND THREE HUNDRED FORTY-SIX AND NO/100 DOLLARS (\$235,346.00). (See ORS 93.030).


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.

APPLICABLE 330711 AM

**STATUTORY WARRANTY DEED**  
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated 2/5/2020; If a corporate grantor, it has caused its name to be signed by order of its board of directors.

  
Rachel M. Newton

State of \_\_\_\_\_  
County of \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_ by Kenneth Eiler, Trustee.

Notary Public - State of Oregon

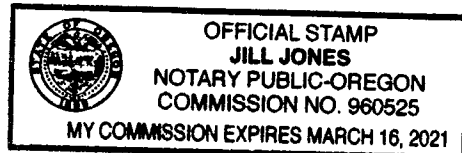
My Commission Expires: \_\_\_\_\_

State of OR  
County of Deschutes

This instrument was acknowledged before me on 2/5/2020 by Rachel M. Newton..

Notary Public - State of Oregon

My Commission Expires: 3/14/21



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A parcel of land situated in the N1/2 NW1/4 SW1/4 of Section 16, Township 23 South, Range 10 East, Willamette Meridian, Klamath County, Oregon, and more particularly described as follows:

Beginning at a point on the North line of the NW1/4 SW1/4 of said Section 16, which is East a distance of 312.0 feet from the West 1/4 corner of said Section 16, which said point is also the Northwest corner of parcel described in Deed M66, page 9785; thence South along the West line of said parcel 312.0 feet to the point of beginning of this description; thence continuing South, parallel to the West line of said Section 16, a distance of 328.0 feet, more or less, to a point on the South line of the N1/2 NW1/4 SW1/4; thence East along said South line of said N1/2 NW1/4 SW1/4, a distance of 312.0 feet to a point; thence North parallel with the West line of said Section 16, a distance of 328.0 feet, more or less, to the Southeast corner of said parcel described in Deed M66, page 9785; thence West 312.0 feet, more or less, to the point of beginning.

Together with an easement for ingress and egress recorded June 18, 2003 in Volume M03, page 41917, Microfilm Records of Klamath County, Oregon.

**EXHIBIT "B"**

**Special Assessment disclosed by the Klamath tax rolls:  
For: Walker Range Timber Fire Patrol**

**An easement including the terms and provisions thereof, affecting the  
portion of said premises and for the  
purposes stated therein as set forth in instrument:  
Granted To: Midstate Electric Cooperative, Inc.  
Recorded: December 11, 1980  
Volume: M80, page 24045**

**An easement including the terms and provisions thereof, affecting the  
portion of said premises and for the  
purposes stated therein as set forth in instrument:  
Granted To: Midstate Electric Cooperative, Inc.  
Recorded: May 3, 2001  
Volume: M01, page 20268**

**An easement including the terms and provisions thereof, affecting the  
portion of said premises and for the  
purposes stated therein as set forth in instrument:  
By and between: Robert E. Newton, Madeline L. Newton, Jay A. Newton  
and Rachel M. Newton  
Recorded: June 18, 2003  
Volume: M03, page 41917**