

AFTER RECORDING RETURN TO:

LOGAN GARRETT  
4001 MICHAEL RD  
LAPINE OR 97739

2020-001811

Klamath County, Oregon

02/13/2020 01:46:01 PM

Fee: \$87.00

SEND TAX STATEMENTS TO:

LOGAN GARRETT  
4001 MICHAEL RD  
LAPINE OR 97739

## TRUSTEE'S DEED

Kenneth S. Eiler, ("Grantor"), Trustee for the bankruptcy estate (the "Estate") of Jay A. Newton, debtor, United States Bankruptcy Court For the District of Oregon, Case No. 19-30977-pcm7, conveys to Logan D. Garrett ("Grantee"), all of the Estate's right, title and interest in the real property situated in the City of La Pine, County of Klamath, State of Oregon, described as: see Exhibit A attached hereto.

AS IS, without warranty expressed or implied, and without any representation as to the property's fitness or suitability for any particular purpose, and subject to any and all liens and encumbrances

The consideration for this conveyance is Two Hundred Thirty Five Thousand Three Hundred Forty Six Dollars and no cents (\$235,346.00).

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.

Kenneth S. Eiler, Trustee for the  
Estate of Jay A. Newton, debtor  
Bankruptcy Case No.: 19-30977-pcm7

STATE OF OREGON )  
County of Washington )

This 5<sup>th</sup> day of February, 2020, personally appeared before me the above named Kenneth S. Eiler, who, being duly sworn, did say that he is the trustee for the bankruptcy estate of Jay A. Newton, debtor, Case No.: 19-30977-pcm7, and acknowledged said instrument to be his voluntary act and deed.

Notary Public For Oregon  
My Commission Expires

12-29-2023



**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.