

2020-007149  
Klamath County, Oregon



06/10/2020 03:46:00 PM

Fee: \$87.00

Grantor:  
Richard Newsome, Successor Trustees of the  
Shirley A. Newsome Revocable Living Trust  
3262 East Langell Valley Road  
Bonanza, OR 97623

Grantee:  
Donald Newsome and Richard Newsome  
3262 East Langell Valley Road  
Bonanza, OR 97623

After recording, return and send tax statements to:  
Richard Newsome  
3262 East Langell Valley Road  
Bonanza, OR 97623

### BARGAIN AND SALE DEED

Richard Newsome, Successor Trustees of the Shirley A. Newsome Revocable Living Trust under instrument dated May 20, 2008, Grantor, conveys Grantor's undivided interest in real property located in Klamath County, Oregon, more commonly known as 31181 Highway 70, Bonanza, Oregon to Donald Newsome and Richard Newsome, Grantees, free of encumbrances except as specifically set forth herein, more particularly described as follows:

A parcel of land in the NE ¼ SE ¼ of Section 9, Township 39 South, Range 11 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Southeast corner of Block 42 of Bowne Addition to the Town of Bonanza; thence east 30 feet; thence North 115 feet to the point on the Northerly right of way line of State Highway #70; said point being the true point of beginning; thence continuing North 300 feet to a point; thence west at right angles 150 feet; thence South at right angles to the Northerly right of way line of said State Highway #70; thence along said right of way line to the point of beginning.

TOGETHER WITH, the manufactured home, described as a 1992 FUQUA 23x60 + 2x45 (K7705) Manufactured Structure # 11826, X # 215595, Home ID 267405 located thereon.

R3911-009DA-01400-000.

The true and actual consideration for this conveyance is \$0.00 and other valuable consideration, the receipt of which is hereby acknowledged.

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, OERGON 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, 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 20 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 31 day of MAY, 2020.



RICHARD NEWSOME, SUCCESSOR TRUSTEE

STATE OF OREGON           )  
  ) ss.

County of KLAMATH           )

On this 31 day of May, 2020, the foregoing instrument was acknowledged before me by RICHARD NEWSOME.

  
Notary Public for Oregon  
My Commission Expires: 10-14-2022

