

Returned at Counter
Rebecca Whitney-Smith

2023-004492

Klamath County, Oregon



00315708202300044920030039

06/12/2023 03:55:01 PM

Fee: \$92.00

AFTER RECORDING, RETURN TO:

Susan E. Newton
Trustee of the Newton Family
Revocable Living Trust
3809 Thicket Court
Klamath Falls, Or 97601

SEND TAX STATEMENTS TO:

Susan E. Newton
Trustee of the Newton Family
Revocable Living Trust
3809 Thicket Court
Klamath Falls, Or 97601

QUIT CLAIM DEED

KNOWN ALL MEN BY THESE PRESENTS, that PAUL F NEWTON and SUSAN E NEWTON and hereafter called Grantors, for the consideration hereafter stated, does hereby remise, release, and quit claim unto SUSAN E NEWTON, as Trustee of the Newton Family Revocable Living Trust, hereafter called Grantee, and unto Grantee's heirs, successors, and assigns all of the Grantor's right, title, and interest in that certain real property with the tenements, hereditaments, and appurtenances there unto belonging or in any way appertaining, situated in the County of Klamath, State of Oregon, commonly known as 3809 Thicket Court, Klamath Falls, Or 97601, specifically described as:

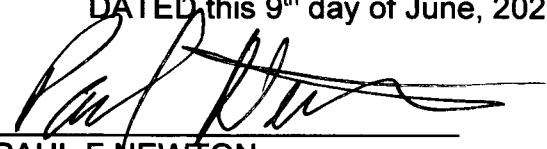
attached in Exhibit "A"

The true and actual consideration paid for this transfer is a sum other than money. The actual consideration consists of other property or value given or promised which is the whole consideration.

ORS 93.040: 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 SECTION 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 9th day of June, 2023.



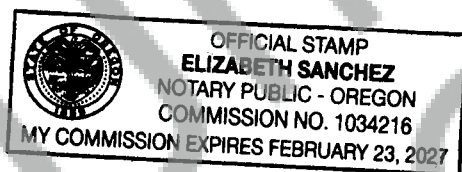
PAUL F NEWTON




SUSAN E NEWTON

STATE OF OREGON)
) ss.
County of Klamath)

This instrument was acknowledged before me on the 9TH day of June, 2023 by Paul F Newton and Susan E Newton.





Notary Public for Oregon
My Commission Expires: 2/23/27.

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF KLAMATH, STATE OF Oregon, AND IS DESCRIBED AS FOLLOWS:

LOT 3, BLOCK 1, TRACT 1225, TANGLEWOOD, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

ALSO,

BEGINNING AT THE MOST WESTERLY CORNER OF LOT 3, BLOCK 1, TANGLEWOOD-TRACT 1225; THENCE ALONG THE BOUNDARY OF SAID TRACT 1225, ON A CURVE TO THE RIGHT (RADIUS POINT BEARS SOUTH 15 DEGREES 54' 46" WEST 175.00 FEET AND CENTRAL ANGLE EQUALS 38 DEGREES 51' 36") 118.69 FEET, ON A CURVE TO THE LEFT (RADIUS POINT BEARS NORTH 54 DEGREES 46' 22" EAST 20.00 FEET, CENTRAL ANGLE EQUALS 76 DEGREES 49' 54") 26.82 FEET, ON A CURVE TO THE LEFT (RADIUS POINT BEARS SOUTH 22 DEGREES 03' 32" EAST 225.00 FEET AND CENTRAL ANGLE EQUALS 14 DEGREES 47' 21") 58.08 FEET, SOUTH 53 DEGREES 09' 07" WEST 27.41 FEET, ON A CURVE TO THE LEFT (RADIUS POINT BEARS NORTH 36 DEGREES 50' 53" WEST 20.00 FEET AND CENTRAL ANGLE EQUALS 91 DEGREES 25' 19") 31.91 FEET, ON A CURVE TO THE LEFT (RADIUS POINT BEARS SOUTH 51 DEGREES 43' 48" WEST 125.00 FEET AND CENTRAL ANGLE EQUALS 49 DEGREES 19' 25") 107.61 FEET; THENCE NORTH 44 DEGREES 33' 10" EAST 60.91 FEET TO THE POINT OF BEGINNING WITH BEARINGS BASED ON SAID TRACT 1225. ALL IN SECTION 15, TOWNSHIP 38 SOUTH, RANGE 9 EAST OF WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

Being the same premises conveyed unto PAUL F. NEWTON AND SUSAN S. NEWTON, AS TENANTS BY THE ENTIRETY, by virtue of Deed from JOHN W. WENCL AND JEANNINE M. WENCL, TRUSTEES OF THE JOHN W. AND JEANNINE M. WENCL JOINT LIVING TRUST dated October 5, 1999, recorded October 8, 1999 in Instrument: M99/40162, Klamath County, OR.

Parcel ID: R-3809-015A0-00600-000