

Returned at Counter

2023-004496

Klamath County, Oregon



00315713202300044960020026

06/13/2023 08:29:36 AM

Fee: \$87.00

Steven J. Newman and Jodie L. Newman  
Grantors

Steven J. Newman and Jodie L. Newman, Trustees  
5706 Pinnacle Place  
Klamath Falls, OR 97601  
Grantee

After recording return to:  
Grantees

Until a change is  
requested, all tax statements shall be sent to:  
Steven J. Newman and Jodie L. Newman, Trustees  
444 Pelican Street, Klamath Falls, OR 97601

### WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Steven J. Newman and Jodie L. Newman, hereinafter called the grantors, for the consideration hereinafter stated, to grantors paid by Steven J. Newman and Jodie L. Newman, Trustees of THE S&J NEWMAN LIVING TRUST hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

**SEE EXHIBIT "A" WHICH IS MADE A PART HEREOF BY THIS REFERENCE.**

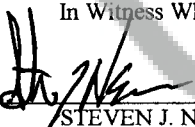
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES, 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 197.352

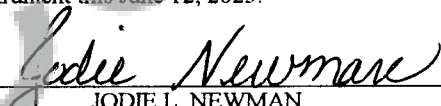
To Have and to Hold the same unto the said grantees and grantees' heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except those of record and those apparent upon the land, if any, as of the date of this deed, and that grantor will warrant and forever defend the said premises and every party of parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars is other than money.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the undersigned grantor, has executed this instrument this June 12, 2023.

  
STEVEN J. NEWMAN

  
JODIE L. NEWMAN

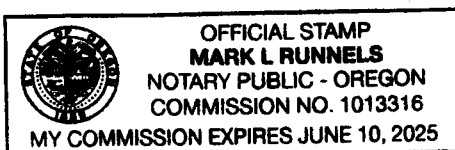
STATE OF OREGON, County of Klamath)ss.

Personally appeared the above named Steven J. Newman and Jodie L. Newman and acknowledged the foregoing instrument to be their voluntary act and deed.

This 12th day of June, 2023.

(S E A L)

Before me:   
Notary Public for Oregon



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

**PARCEL 1:**

Lot 22 in Block 4 of TRACT 1299 - SECOND ADDITION TO FERNDALE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

ALSO a tract of land being a portion of Lot 21 in Block 4 of TRACT 1299, SECOND ADDITION TO FERNDALE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, being more particularly described as follows:

Beginning at the corner common to Lot 22, Block 4 and said Lot 21, said point being on the right of way line of Pinnacle Place; thence south  $19^{\circ} 33' 10''$  West 102.23 feet to a point on the south line of said Lot 21; thence South  $89^{\circ} 47' 55''$  West 16.00 feet to the corner common to Lots 13 and 14, Block 4, and said Lots 21 and 22; thence North  $27^{\circ} 31' 00''$  East 108.68 feet to the point of beginning, with bearings based on the plat of "Tract 1299 - Second Addition to Ferndale", on file at the office of the Klamath County Surveyor.

**PARCEL 2:**

A tract of land being a portion of Lot 23, Block 4 of "Tract 1299 - Second Addition to Ferndale", situated in the NW1/4 NW1/4 of Section 13, Township 39 South, Range 9 East, Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the corner common to Lot 22, Block 4 and said Lot 23, said point being on the right of way line of Pinnacle Place; thence South  $64^{\circ} 00' 55''$  West, along the line common to said Lots 22 and 23, 127.69 feet; thence North  $00^{\circ} 12' 05''$  West, along the West line of said Lot 23, 12.00 feet; thence North  $69^{\circ} 03' 27''$  East 122.94 feet to the point of beginning.