

2025-009689

Klamath County, Oregon

10/29/2025 10:57:02 AM

Fee: \$92.00

WARRANTY DEED

KNOW MEN BY THESE PRESENTS, THAT **WILLIAM L. NEWBERRY JR. and ABBEY M. NEWBERRY**, as tenants by the entirety, hereinafter called the "Grantor", for the consideration hereinafter stated, to Grantor paid by **WILLIAM L. NEWBERRY JR. and ABBEY M. NEWBERRY**, Trustees of THE NEWBERRY FAMILY TRUST dated September 30, 2025, and any amendments or restatements thereto, hereinafter called "Grantee", conveys and warrants 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, State of Oregon, described as follows, to-wit:

LOT 26 AND THE NORTH 20 FEET OF LOT 27 OF BLOCK 4, CHILOQUIN, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY OREGON.

TO HAVE AND TO HOLD the same unto the said Grantee and Grantee's heirs, successors and assigns forever.

And said Grantor hereby covenants to and with said Grantee and Grantee's heirs, successors and assigns, that Grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances, except as above noted, and that Grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The actual consideration consists of or includes other property or value given or promised which is the whole consideration.

AFTER RECORDING RETURN TO:

Voyant Legal, PLLC
3502 Excel Drive, Suite 101
Medford, OR 97504

SEND TAX STATEMENTS TO:

William and Abbey Newberry
158 S 3rd Ave, #330
Chiloquin, OR 97624

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 ORS 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.

In construing this Deed and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the Grantor executed this instrument this 30th day of September 2025.



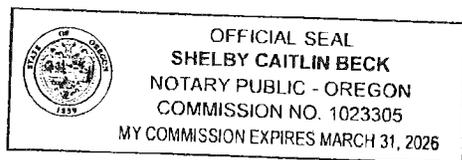
WILLIAM L. NEWBERRY JR.



ABBEY M. NEWBERRY

STATE OF OREGON)
) ss.
COUNTY OF JACKSON)

Personally appeared before me this 30th day of September 2025, the above-named **WILLIAM L. NEWBERRY JR. and ABBEY M. NEWBERRY**, and acknowledged the foregoing instrument to be their voluntary act and deed.





Notary Public for Oregon
My Commission Expires: 3/31/2026