

57325

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## STATUTORY WARRANTY DEED

UNTIL A CHANGE IS REQUESTED,  
ALL TAX STATEMENTS SHALL BE  
SENT TO:

Don L. West  
PO Box 56  
Merrill, OR 97633

AFTER RECORDING,  
RETURN TO:

Con P. Lynch  
P.O. Box 741  
Salem, OR 97308-0741

DON L. WEST, Grantor, conveys and warrants to DON L. WEST, Trustee, or his successors in trust, under the DON L. & DOROTHY J. WEST LIVING TRUST, dated November 10, 1997, and any amendments thereto, Grantee, the real property described as follows in Klamath County, Oregon:

The S 1/2 of Lot 7, Block 2 of HODGES ADDITION to the TOWN OF MERRILL, Oregon, according to the duly recorded Plat thereof on file in the office of the County Clerk of Klamath County, Oregon; SUBJECT to the 1951-2 taxes now assessed against said realty, but not yet payable; to reservations contained in original Patent covering the land; to acreage and use limitations under provisions of U.S. statutes and regulations issued thereunder; to rights of way of record or apparent on the land; to all contracts, water rights, proceedings, and future assessments relating to irrigation, drainage or reclamation, which may affect the land.

SUBJECT TO: All liens and encumbrances of record or apparent on the property by inspection.

The true and actual consideration for this conveyance consists of or includes other property or value given as provided which is the whole consideration.

The liability and obligations of Grantor to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that would be available to Grantor under any policy of title insurance issued to Grantee at the time Grantor acquired such property. The limitations contained herein expressly do not relieve Grantor of any liability or obligations under this instrument, but merely define the scope, nature, and amount of such liability or obligations.

THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS, WHICH, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND WHICH LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 IN ALL ZONES. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE

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PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND EXISTENCE OF FIRE PROTECTION FOR STRUCTURES.

THIS INSTRUMENT WILL 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 THE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

DATED:

4-20-98

Don L. West  
DON L. WEST

STATE OF CALIFORNIA )

) ss.

County of Shasta )

On April 20th, 1998, personally appeared the above-named DON L. WEST, and acknowledged the foregoing instrument to be his voluntary act. Before me: Harla Hanford



Harla Hanford  
Notary Public for Oregon California  
My Commission Expires: September 20, 2000

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## STATUTORY WARRANTY DEED

(REL. 1/1/98) (WEST) (Vol. 1, 1998)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_ the \_\_\_\_\_ day  
of April, 19 98 at 2:30 o'clock P. M., and duly recorded in Vol. 198  
of \_\_\_\_\_ Deeds: \_\_\_\_\_ on Page 14455

FEE \$35.00

By Bernetha G. Latsch, County Clerk  
Kathleen Rosa