

68269

Vol. 1998 Page 38465

STATUTORY WARRANTY DEED

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

AFTER RECORDING,
RETURN TO:

Don L. West
PO Box 56
Merrill, OR 97633

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

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, Grantor, conveys and warrants an undivided one-half (1/2) to DON L. WEST, Trustee, of the DOROTHY J. WEST FAMILY TRUST, and an undivided one-half interest to DON L. WEST, Trustee, of the DON L. WEST MARITAL TRUST, Grantee, the real properties described as follows in Klamath County, Oregon:

Parcel 1 (Lot):

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.

Parcel 2 (Residence):

Lot 8, Block 2, HODGES ADDITION to 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: 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

////

Page 1 -

STATUTORY WARRANTY DEED (Residence and Lot)

(Don L. West Trust WEST deed-2 word)

24
35

38466

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 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 FEE 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:

Oct 15, 1998

Don L. West Trustee
DON L. WEST, Trustee

STATE OF CALIFORNIA)

) ss.

County of Shasta)

On October 15, 1998, personally appeared the above-named DON L. WEST, and acknowledged the foregoing instrument to be his voluntary act. Before me:



Harla Hanford
Notary Public for California

My Commission Expires: September 20, 2000

Page 2

STATUTORY WARRANTY DEED (Residence and Lot)

(O:\land\Trustee\WEST\deed2.wpd)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Con Lynch the 21st day
of October A.D., 19 98 at 10:25 o'clock A. M., and duly recorded in Vol. M98
of Deeds on Page 38465

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Kathleen Ross