

AMT 48422-MS

WARRANTY DEED

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WILLIAM H. BONAKER and LULA G. BONAKER, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
GARY L. WESTPHAL and JOLANDA WESTPHAL, husband and wife,
Grantee(s) and grantee's heirs, successors and assigns the following described
real property, free of encumbrances except as specifically set forth herein in
the County of KLAMATH and State of Oregon, to wit:

LOT 10 AND THE WEST 55 FEET OF LOT 9 IN SPORTSMAN PARK, ACCORDING TO THE
OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF
KLAMATH COUNTY, OREGON

SUBJECT TO: all those items of record and those apparent upon the land, if
any, as of the date of this deed and those shown below, if any:
and the 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.

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.

The true and actual consideration for this conveyance is \$ 148,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 29920 PELICAN BUTTE ROAD, KLAMATH FALLS, OR 97601

Dated this 2nd day of July, 1999.

William H. Bonaker
WILLIAM H. BONAKER

Lula G. Bonaker
LULA G. BONAKER

STATE OF Oregon SS. July 2 19 99
COUNTY OF Klamath

Personally appeared the above named William H. Bonaker
and Lula G. Bonaker

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:
Marion Grantham
Notary Public for Oregon
My commission expires 1/22/01

ESCROW NO. MT48422-MS

Return to:
GARY L. WESTPHAL
29920 PELICAN BUTTE ROAD
KLAMATH FALLS, OR 97601

State of Oregon, County of Klamath
Recorded 7/02/99, at 3:47 p. m.
In Vol. M99 Page 26721
Linda Smith,
County Clerk Fee \$ 30 - MX