

# RECORDING COVER SHEET

## FOR CONVEYANCES, PER ORS 205.234

THIS COVER SHEET HAS BEEN PREPARED BY THE PERSON  
PRESENTING THE ATTACHED INSTRUMENT FOR RECORDING.  
ANY ERRORS IN THIS COVER SHEET DO NOT AFFECT THE  
TRANSACTION(S) CONTAINED IN THE INSTRUMENT ITSELF.

2001 FEB -2 PM 2:42

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### AFTER RECORDING RETURN TO

name and address of the person authorized to receive the  
instrument after recording, as required by ORS 205.180(4)  
and ORS 205.238.

Susan Jane Wesley

961 Vista Way

Klamath Falls, OR 97601

K56451

**1. NAME(S) OF THE TRANSACTION(S), described in the attached instrument and required by ORS 205.234(a).**

*Note: Transaction as defined by ORS 205.010 "means any action required or permitted by law to be recorded including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property."*

Statutory Warranty Deed

**2. GRANTOR, as described in ORS 205.160.**

Leonard Gene Proffitt

**3. GRANTEE, as described in ORS 205.160.**

Susan Jane Wesley

**4. TRUE AND ACTUAL CONSIDERATION PAID for instruments conveying or contracting to convey fee title to any real estate and all memoranda of such instruments, reference ORS 93.030.**

\$86,400.00

**5. UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING ADDRESS for instruments conveying or contracting to convey fee title to any real estate, reference ORS 93.260.**

Susan Jane Wesley 961 Vista Way, Klamath Falls, OR 97601

cc  
K26-



After recording return to:

Susan Jane Wesley

961 Vista Way

Klamath Falls, OR 97601

Until a change is requested all tax statements shall be sent to the following address:

Susan Jane Wesley

961 Vista Way

Klamath Falls, OR 97601

Easrow No. K56451B

Title No. K56451B

THIS SPACE RESERVED FOR RECORDER'S USE

4337

### STATUTORY WARRANTY DEED

Leonard Gene Proffitt, an estate in fee simple, Grantor, conveys and warrants to Susan Jane Wesley, an estate in fee simple, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

The North 125 feet of Lot 12, LAKESHORE GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

This property is free of liens and encumbrances, EXCEPT: Reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

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 consideration for this conveyance is \$86,400.00 (Here comply with the requirements of ORS 93.030)

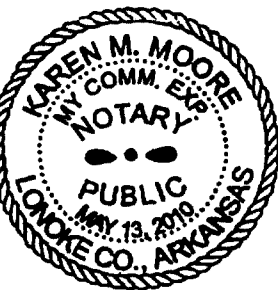
Dated this 31<sup>st</sup> day of JANUARY, 2001.

Leonard Gene Proffitt  
Leonard Gene Proffitt

Arkansas  
STATE OF OREGON

County of Klamath

Fonoke  
by Leonard Gene Proffitt



My commission expires: 05/06/2010

Karen M. Moore  
Notary Public for Oregon

Arkansas  
May 13, 2010.

State of Oregon, County of Klamath  
Recorded 02/02/01, at 2:42p.m.  
In Vol. M01 Page 4336  
Linda Smith,  
County Clerk Fee \$ 26.00