

04 JUL 16 PM 3:25



MT6-65085 KR

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THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Kevin C. Westfall

1231 Madrone Ave.

Eureka, CA 95503

State of Oregon, County of Klamath

Recorded 07/16/2004 3:25 p m

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Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

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

Kevin C. Westfall

1231 Madrone Ave.

Eureka, CA 95503

Escrow No. MT65085-KR

### STATUTORY WARRANTY DEED

**Winifred L. Favell, now known as Winifred Favell Hood, Trustee of the Winifred L. Favell Revocable Living Trust Dated April 18, 2003, Grantor(s) hereby convey and warrant to Kevin C. Westfall and Carol F. Westfall, as tenants by the entirety, Grantee(s) the following described real property in the County of KLAMATH and State of Oregon, free of encumbrances except as specifically set forth herein:**

**Lots 16 and 17, Block 33 of HOT SPRINGS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

**Tax Account No: 3809-028BC-04300-000**

**Key No: 216956**

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$265,000.00**.

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 this 16<sup>th</sup> day of July, 2004.

Winifred L. Favell Revocable Living Trust dated April 18, 2003

BY: Winifred Favell Hood, Trustee  
Winifred Favell Hood, Trustee

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on July 16, 2004 by Winifred L. Favell Revocable Living Trust dated April 18, 2003.

Kristi L. Redd  
(Notary Public for Oregon)

My commission expires 11/16/2007



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