



After recording return to:
Deanna Hill Trust
c/o West America Bank, 2893 Sunrise
Blvd
Rancho Cordova, CA 95742

Until a change is requested all tax statements
shall be sent to the following address:
Deanna Hill Trust
c/o West America Bank, 2893 Sunrise
Blvd
Rancho Cordova, CA 95742
File No.: 7021-469336 (SAC)
Date: November 15, 2004

State of Oregon, County of Klamath
THIS Recorded 11/22/04 11:55 a m
Vol M04 Pg 80257-58
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

STATUTORY WARRANTY DEED

Arthur B. Hotchkiss and Bobby Hotchkiss as tenants by the entirety, Grantor, conveys and warrants to **Westamerica Bank, Trustee for the Deanna Hill Special Needs Trust**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 9 in Block 53 of Klamath Falls Forest Estates Highway 66 Unit, Plat No. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. TOGETHER WITH A 2001 Indep, Manufactured Home, Plate # X253777, Serial # 90L34214XU

This property is free from liens and encumbrances, EXCEPT:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

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 **\$155,000.00**. (Here comply with requirements of ORS 93.030)

APN: 468069

Statutory Warranty Deed
- continued

File No.: **7021-469336 (SAC)**
Date: **11/15/2004**

Dated this 22 day of Nov, 2021

Arthur B. Hotchkiss

Bobby Hotchkiss
Bobby Hotchkiss

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this _____ day of _____, 20____, by **Arthur B. Hotchkiss and Bobby Hotchkiss.**

22 day of Nov, 2004

Notary Public for Oregon
My commission expires: 8

