

MTC - 71502-WV



**M05-68044**

Klamath County, Oregon

11/01/2005 02:48:46 PM

Pages 2 Fee: \$26.00

After recording return to:

NEIL A. WESTFALL

1125 EAST ST.

KLAMATH FALLS, OR 97601

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

NEIL A. WESTFALL

1125 EAST ST.

KLAMATH FALLS, OR 97601

Escrow No. MT64276-LW

## STATUTORY WARRANTY DEED

PAULETTE BURNHAM, Grantor(s) hereby convey and warrant to NEIL A. WESTFALL and DOROTHY M. SILANI, with the rights of survivorship, 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

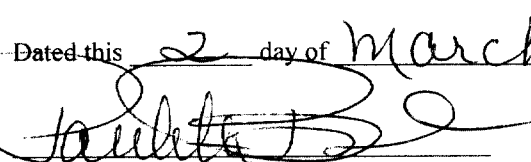
369871

3809-029DC-05800-000

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:

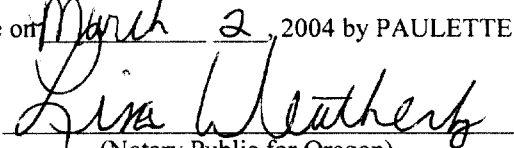
The true and actual consideration for this conveyance is \$48,000.00.

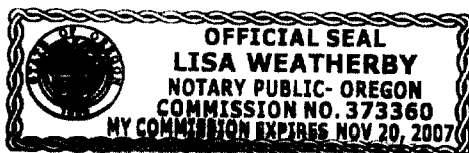
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated this 2 day of March, 2004  
  
PAULETTE BURNHAM

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on March 2, 2004 by PAULETTE BURNHAM.

  
(Notary Public for Oregon)



My commission expires 11/20/07

26.00

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A piece or parcel of Block 58 of NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, including portions of Lots 8 and 9 of said Block 58, and more particularly described as follows:

Beginning at a point in the Easterly boundary of the said Lot 9 of Block 58, 19.11 feet Southerly from the Northeasterly corner of the said Lot 9, and running thence Westerly at right angles to East Street, 83.06 feet; thence Southwesterly at right angles to Twelfth Street, 64.06 feet, more or less, to a point in the Southwesterly boundary of the said Lot 8 of Block 58; thence Southeasterly along the said Southwesterly boundary of Lot 8, 38.69 feet, more or less, to the most Southerly corner of said Lot 8; thence Northeasterly along the Southeasterly boundary of said Lot 8, 25.09 feet; thence Easterly at right angles to East Street, 76.31 feet, more or less, to a point in the said Easterly boundary of Lot 9, said point being 90.74 feet Northerly from the most Southerly corner of said Lot 9; thence Northerly 54.50 feet, more or less, to the said point of beginning.

Tax Account No.: 3809-029DC-05800-000

Key No.: 369871