

MTC 76009-KR



THIS SPACE RI

2006-016516  
Klamath County, Oregon



08/16/2006 03:01:36 PM

Fee: \$21.00

After recording return to:

Kevin C. Westfall

~~1201 Eldorado~~ PO Box 1746

Klamath Falls, OR 97601

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

Kevin C. Westfall

~~Klamath Falls~~ PO Box 1746

Klamath Falls, OR 97601

Escrow No. MT76009-KR

Title No. 0076009

SWD

### STATUTORY WARRANTY DEED

Maureen Moore, 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:

All in Township 33 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon:

Section 28: SE1/4SW1/4 and SW1/4 SE1/4

Section 33: NE1/4 NW1/4, NW1/4 NE1/4, E1/2 SE1/4 NW1/4, SW1/4 NE1/4, W1/2 SE1/4 NE1/4

Tax Account No: 3309-00000-00500-000

Key No: 96103

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:  
2006-2007 Real Property Taxes a lien not yet due and payable.

The true and actual consideration for this conveyance is **\$335,000.00**.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES 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 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 197.352.

Dated this 16<sup>th</sup> day of August, 2006.

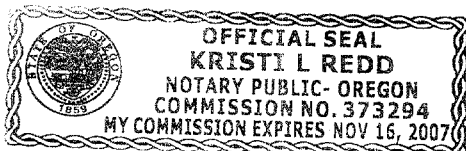
Maureen C. Moore  
Maureen Moore

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on Aug. 16, 2006 by Maureen Moore.

Kristi L. Redd  
(Notary Public for Oregon)

My commission expires 11/16/2007



21.00