



2007-009730
Klamath County, Oregon



05/30/2007 03:30:44 PM

Fee: \$26.00

After recording return to:
William A. Gibson
903 Owens St.
Klamath Falls, OR 97601

Until a change is requested, all tax statements shall be sent
to the following address:
William A. Gibson
903 Owens St.
Klamath Falls, OR 97601

STATUTORY WARRANTY DEED

ATE: 64788

Dave Westfall and Sharon A. Westfall, Trustee or their Successors in trust under The Westfall Family Trust dated September 15, 2003, and any amendments thereto, Grantor, conveys and warrants to William A. Gibson and Kathryn E. Gibson, as tenants by the entirety, Grantee, the following described real property free of encumbrances except as specifically set forth herein:

See Exhibit A, attached hereto and made a part hereof

Tax Account No. R300640

This property is free of encumbrances, EXCEPT:
SEE EXHIBIT "A" WITH EXCEPTIONS
The true consideration for this conveyance is \$182,500.00

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 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 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 197.352.

Dated 23rd day of May, 2007

Dave Westfall
Dave Westfall, Trustee

Sharon A. Westfall
Sharon A. Westfall, Trustee

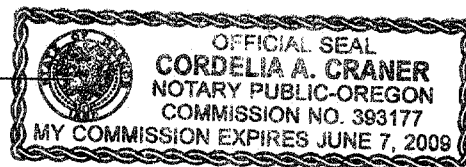
STATE OF OREGON
COUNTY OF Jackson

The foregoing instrument was acknowledged before me this 23rd day of May, 2007 by Dave Westfall, Trustee and Sharon A. Westfall, Trustee.

Cordelia A. Craner
Notary Public State of Oregon

My commission expires: 6-7-09

Order No. 41g0413693



226-A

Exhibit "A" with Exceptions

The South 33 feet and 4 inches of Lot 2, Block 6, FAIRVIEW ADDITION NO. 2 TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon, and more particularly described as follows:

Beginning at the Southeast corner of said Lot 2, running thence West 110 feet to the Southwest corner of said Lot; thence North along the West line of said Lot 2, 33 feet and 4 inches; thence East and parallel with the South line of said Lot 2, 110 feet to the West line of Lakeview Avenue; thence South along the line of Lakeview Avenue 33 feet and 4 inches to the place of beginning.

AND ALSO all of Lot 3, Block 6, FAIRVIEW ADDITION NO. 2 TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

CODE 001 MAP 3809-029CA TL 03600 KEY #300640

SPECIAL EXCEPTIONS:

1. Municipal liens, if any, imposed by the City of Klamath Falls.
2. Conditions, restrictions easements and/or setbacks, as shown on the recorded plat of Fairview Addition No. 2.
3. An easement created by instrument, including the terms and provisions thereof,

Dated:	October 29, 1908
Recorded:	October 30, 1908
Book:	25
Page:	185
In favor of:	The United States of America
For:	Below the surface right of way