



THIS SPACE RE

2007-009770

Klamath County, Oregon



00023598200700097700020029

05/31/2007 11:35:20 AM

Fee: \$26.00

MT079313-MS

After recording return to:

Dennis R. Westlake

5514 LaWanda Dr.

Klamath Falls, OR 97603

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

Dennis R. Westlake

5514 LaWanda Dr.

Klamath Falls, OR 97603

Escrow No. MT79313-MS

Title No. 0079313

SWD

STATUTORY WARRANTY DEED

Vernon E. Collins and Jewel Marie Collins, Trustees or Their Successors in Trust Under The Collins Living Trust Dated October 18, 1991 and any amendments thereto, Grantor(s) hereby convey and warrant to **Dennis R. Westlake and Tamera L. Westlake, 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:

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

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 **\$399,000.00.**

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 30th day of May, 2007

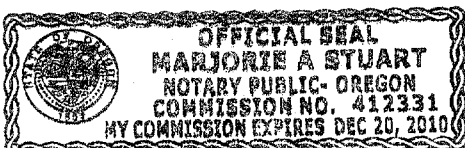
Vernon E. Collins and Jewel Marie Collins, Trustees or Their Successors in Trust Under The Collins Living Trust Dated October 18, 1991 and any amendments thereto

BY: Vernon E. Collins
Vernon E. Collins, Trustee

BY: Jewel Marie Collins
Jewel Marie Collins, Trustee

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 5/30, 2007 by Vernon E. Collins and Jewel Marie Collins, Trustees or Their Successors in Trust Under The Collins Living Trust Dated October 18, 1991 and any amendments thereto.



(Notary Public for Oregon)

My commission expires 12/20/10

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EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land situated in the NW1/4 of Section 7, Township 40 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the West boundary of said Section 7, said point being South 00° 12' 30" East along the center line of Klamath Falls-Malin State Highway a distance of 1,065.50 feet from the 5/8 inch iron pin marking the Northwest corner of said Section 7; thence South 89° 54' 30" East parallel with the North line of said Section 7 a distance of 27.40 feet to a 5/8 inch iron pin on the Easterly boundary of the Klamath Falls-Malin Highway; thence continuing South 89° 54' 30" East a distance of 974.34 feet to a 5/8 inch iron pin; thence North 01° 56' 16" East along the centerline of irrigation ditch a distance of 402.78 feet; thence North 17° 08' 30" West a distance of 9.00 feet to the Southeast corner of a tract conveyed to David E. Roof and wife by deed recorded July 6, 1967 in Book M67 at Page 5057; thence South 89° 39' 30" West along the South line of said Roof tract a distance of 1,019.50 feet to the centerline of Klamath Falls-Malin Highway and the Southwest corner of said Roof tract; thence South 00° 12' 30" East a distance of 408.50 feet to the point of beginning.

EXCEPTING THEREFROM that portion conveyed to the State of Oregon, by and through its Department of Transportation, recorded December 16, 1987 in Book M87 at Page 22389.