



THIS SPACE R

2007-011102

Klamath County, Oregon



06/20/2007 03:17:54 PM

Fee: \$26.00

MT79590-MS

After recording return to:

Sammie R. Westlake

911 Prospect Street

Klamath Falls, OR 97601

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

Sammie R. Westlake

911 Prospect Street

Klamath Falls, OR 97601

Escrow No. MT79590-MS

Title No. 0079590

SWD

### STATUTORY WARRANTY DEED

Edson V. DeGarmo and Yvonne E. DeGarmo, as tenants by the entirety, Grantor(s) hereby convey and warrant to **Sammie R. Westlake**, 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 **\$20,000.00**.

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 19<sup>th</sup> day of June, 2007

Edson V. DeGarmo  
Edson V. DeGarmo

Yvonne E. DeGarmo  
Yvonne E. DeGarmo

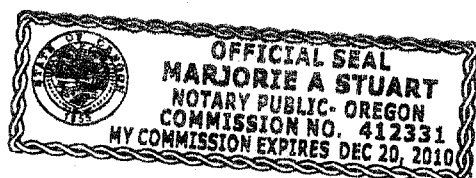
STATE OF ~~CALIFORNIA~~ OREGON

COUNTY OF Klamath

On 6/19, 2007 before me, Marjorie A Stuart personally appeared Edson V. DeGarmo and Yvonne E. DeGarmo personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that executed the same in authorized capacity(ies), and that by signatures(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Marjorie A Stuart



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

A portion of Lots 1 and 2 in Block 18 of FIRST ADDITION TO THE CITY OF KLAMATH FALLS, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Westerly line of Prospect Street 95.3 feet South from the intersection of the South line of Rose Street and the West line of Prospect Street in the City of Klamath Falls, running thence South along said Westerly line of Prospect Street, 61.7 feet; thence North 58 degrees 10' West 98.6 feet, more or less, to the Southeasterly line of closed Roosevelt Street; thence Northeasterly along the said line of closed Roosevelt Street, 30 feet; thence South 78 degrees 16' East 66 feet, more or less, to the place of beginning.