

2009-000591

Klamath County, Oregon



00058897200900005910020020

01/20/2009 08:32:03 AM

Fee: \$26.00

Grantor's Name and Address

GARY R. WEST  
DEEANN WEST  
PO BOX 717  
JACKSONVILLE, OREGON 97503

Grantee's Name and Address

GARY R. WEST AND  
DEEANN WEST, TRUSTEES  
WEST LIVING TRUST  
DATED JULY 21, 2000  
PO BOX 717  
JACKSONVILLE, OREGON 97503

After recording, return to:

THE ESTATE PLANNING GROUP  
711 BENNETT AVENUE  
MEDFORD, OREGON 97504

Until requested otherwise, send all tax statements to:

GARY R. WEST  
DEEANN WEST  
PO BOX 717  
JACKSONVILLE, OREGON 97503

**WARRANTY DEED**

KNOW ALL BY THESE PRESENTS that GARY R. WEST AND DEEANN WEST, hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by GARY R. WEST AND DEEANN WEST, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE WEST LIVING TRUST DATED JULY 21, 2000, AND ANY AMENDMENTS THERETO, hereinafter called grantee, do hereby grant, bargain, sell and convey \* unto grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Jackson County, State of Oregon, described as follows, to-wit:

**\* all their right, title, and interest**

SEE ATTACHED EXHIBIT "A"

The liability and obligations of the Grantor to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that would be available to Grantor under any policy of title insurance issued to the Grantor at the time Grantor acquired the property. The limitations contained herein expressly do not relieve Grantor of any liability or obligation under this instrument, but merely define the scope, nature and amount of such liability or obligations.

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except: NONE, and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.


The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 0.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument this 7th day of January, 2009 if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

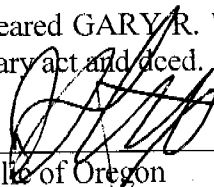
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, 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 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

  
GARY R. WEST

  
DEEANN WEST

State of Oregon        )  
                              : ss.  
County of Jackson    )

Before me this 7th day of January, 2009, personally appeared GARY R. WEST and DEEANN WEST, and acknowledged the foregoing instrument to be their voluntary act and deed.

  
Notary Public of Oregon  
My Commission expires: 10/31/2011

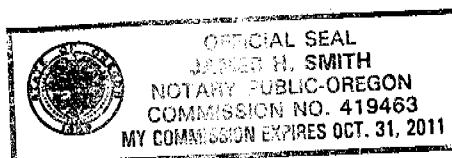


EXHIBIT "A"

PARCEL ONE: (27006 Dugout Lane, Klamath Falls, Oregon)

PARCEL ONE:

A tract of land situated in that portion of the Southeast Quarter of the Northeast Quarter of Section 3, Township 36 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon, which lies North of Harriman Creek and which is more particularly described as follows:

Commencing at the NE Corner of the Southeast Quarter of the Northeast Quarter of said Section 3; thence West along the North line of said Southeast Quarter of the Northeast Quarter of said Section 3 a distance of 200 feet to the Northwest Corner of the tract of land conveyed to C.T. Darley by deed recorded in Volume 286, Page 549, Deed Records of Klamath County, Oregon; thence South along the West line of said Darley Tract a distance of 241.0 feet, more or less, to an iron pipe; thence South 29°19' West a distance of 25.0 feet, more or less, to an iron pipe located on the North bank of Harriman Creek, which said iron pipe is the true point of beginning.

Starting at said true point of beginning, thence North 61°45' West 142.6 feet, more or less, to East boundary of road right of way; thence South 11°03' West along the East line of said road right of way a distance of 78.1 feet; thence South 79°41' East 129.6 feet, more or less, to the North bank of Harriman Creek; thence Northeasterly along said North bank of Harriman Creek to the true point of beginning.

PARCEL TWO:

A tract of land situated in the Southeast Quarter of the Northeast Quarter of Section 3, Township 36 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the most Southwesterly corner of the tract of land conveyed to C.T. Darley by deed recorded in Volume 342, Page 209, Deed Records of Klamath County, Oregon, which said point is also the Southeasterly Corner of the tract of land conveyed to Clifford Daniel Miller by deed dated October 13, 1966 and recorded October 21, 1966 in Volume M66, Page 11211, Microfilm Records of Klamath County, Oregon; thence South 81°45' East to the South line of said Darley Tract a distance of 10 feet, more or less, to the Northwest corner of the tract of land conveyed to Walter L. Clink, et ux, by deed recorded in Volume 332, Page 533, Deed Records of Klamath County, Oregon; thence South 11°03' West on the West line of said Clink Tract, said line also being the East line of the private 20 foot wide roadway more particularly described in the deed to John L. Gross dated October 12, 1966, and recorded October 20, 1966 in Volume M66, Page 10168, Microfilm records of Klamath County, Oregon, a distance of 78.1 feet to the Southwest Corner of said Clink Tract; thence North 79°41' West a distance of 10 feet, more or less, along the North line of that certain tract of land conveyed to Terence L. Boyer, et ux, by deed recorded in Volume M65, Page 3936, Microfilm Records of Klamath County, Oregon, to the Northwest corner of said Boyer Tract; thence North 56°41' West a distance of 146.6 feet to an iron pin; thence North 7°37' East a distance of 42.73 feet to the Southwest corner of said tract of land conveyed to Clifford Daniel Miller; thence South 70°35' East 140.4 feet to the point of beginning.

PARCEL TWO: (26626/26730 Forest Park Lane, Klamath Falls, Oregon)

Lot 126 and Lot 127 of Third Addition to Sportsman Park, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon. 88