

NS

2009-008582

Klamath County, Oregon



06/22/2009 11:42:06 AM

Fee: \$21.00

Sammie R. Westlake  
911 Prospect St  
Klamath Falls, OR 97601  
Grantor's Name and Address  
Sammie R. Westlake & Adam R. Westlake  
911 Prospect St  
Klamath Falls, OR 97601  
Grantee's Name and Address

After recording, return to (Name, Address, Zip):

Sammie & Adam Westlake  
911 Prospect St  
Klamath Falls, OR 97601

Until requested otherwise, send all tax statements to (Name, Address, Zip):

Same as above

SPACE RESERVE  
FOR  
RECORDER

By \_\_\_\_\_, Deputy.

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that Sammie R. Westlake

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by Sammie R. Westlake and Adam R. Westlake, wife and husband, hereinafter called grantee, does hereby grant, bargain, sell and convey unto the 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 Klamath County, State of Oregon, described as follows, to-wit:

(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° 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° 16' East 66 feet, more or less, to the place of beginning.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 (if no exceptions, so state):

\_\_\_\_\_, 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 \$to correct title. However, the actual consideration consists of or includes other property or value given or promised which is ☐ the whole ☐ part of the (indicate which) consideration. (The sentence between the symbols ®, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural.

In witness whereof, the grantor has executed this instrument this 16 day of June, 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.

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.

Sammie R. Westlake

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on June 16, 2009,

Sammie R. Westlake



Sandra Handsaker

Notary Public for Oregon

My commission expires 7-16-2009