

BE

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



2010-004697

Klamath County, Oregon



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SPACE RES. 04/19/2010 03:19:18 PM

Fee: \$42.00

FO
RECORDEErma West
2822 Montelius St
Klamath Falls, OR 97601

Grantor's Name and Address

Danny R. West
2818 Montelius St.
Klamath Falls, OR 97601

Grantee's Name and Address

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

Erma West
2822 Montelius St
Klamath Falls, OR

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

Erma West
2822 Montelius St.
Klamath Falls, OR 97601

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that Erma J. West

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by Danny R. West and Roger D. West with rights of Survivorship.

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:

See attached exhibit "A"

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

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): N/A

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 \$ Ø. 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 Ø, if not applicable, should be deleted. See ORS 93.030.)

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 on April 15, 2010; 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

STATE OF OREGON, County of KlamathThis instrument was acknowledged before me on April 15, 2010by Erma L. West

This instrument was acknowledged before me on

by

as

of

OFFICIAL SEAL
EMILY COENOTARY PUBLIC- OREGON
COMMISSION NO. 426594
MY COMMISSION EXPIRES APR 21, 2012

Notary Public for Oregon

My commission expires April 21, 2012

Exhibit "A"

Beginning at a point which is 1,568 feet north of the section corner common to Sections 19, 20, 29 and 30, Township 38 South, Range 9 E.W.M., which point is also 50 feet south of the southeast corner of that parcel of property conveyed to Ed. A. Javoroski in Book 137, page 524, Deed Records of Klamath County, Oregon; thence running westerly 423 feet to a point which is 50 feet south of the southwest corner of said Javoroski property; thence north 50 feet to the southwest corner of the said Javoroski property; thence easterly along the southerly line of the said Javoroski property 423 feet to the southeast corner thereof; thence south 50 feet to the place of beginning, being a portion of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 19, Township 38 South, Range 9 E.W.M.

SUBJECT TO: Easement for right of way created by instrument, including the terms and provisions thereof, in favor of the United States of America, dated August 6, 1952, and recorded February 16, 1953, in Volume 259 at page 230, Deed Records of Klamath County, Oregon.

The South 70 feet of the North half of the following:

Beginning at a point which is distant 1532 feet Northerly for the section corner common to Sections 19, 20, 29, 30 Township 38 S.R. 9 E.W.M. on section line between Sections 19 & 30, thence Westerly and parallel to Section line between Sections 19 and 20 a distance of 423 feet to a point; thence Northerly and parallel to line between Sections 19 & 20 a distance of 575.5 feet to a point; thence Easterly and parallel to line between sections 19 & 30, a distance of 423 feet to a point; thence Southerly and parallel to line between Sections 19 & 20 distance of 572 feet to a place of beginning, all in Section 19, Township 38 S.R. 9 E.W.M.