

2013-002537  
Klamath County, Oregon  
03/08/2013 11:17:59 AM  
Fee: \$37.00

**GRANTOR:**

Brian L. West

**GRANTEE:**

Shelley Beal, Personal Representative of the  
Estate of Henry Boschee

**SEND TAX STATEMENTS TO:**

Shelley Beal, Personal Representative of the  
Estate of Henry Boschee  
c/o Matthew Mullaney  
345 NE 6th Street  
McMinnville, OR 97128

**AFTER RECORDING RETURN TO:**

Shelley Beal, Personal Representative of the  
Estate of Henry Boschee  
c/o Matthew Mullaney  
345 NE 6th Street  
McMinnville, OR 97128

Escrow No: 471813023145

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**BARGAIN AND SALE DEED – STATUTORY FORM**  
(INDIVIDUAL or CORPORATION)

Brian L. West, Grantor, conveys to Shelley Beal, Personal Representative of the Estate of Henry Boschee  
Grantee, the following described real property, situated in the County of Klamath, State of Oregon.

Lot 6 in Block 4, Tract 1021, WILLIAMSON RIVER KNOLL, according to the official plat thereof on  
file in the office of the County Clerk of Klamath County, Oregon. Together with an undivided 1/80th  
interest in and to the following described property:

The Easterly 60 feet of that portion of Government Lots 40, 41, 44 and 45 lying South of Williamson  
River Knoll Subdivision and North of the Williamson River, in Section 20, Township 35 South, Range 7  
East of the Willamette Meridian, Klamath County, Oregon.

The true consideration for this conveyance is in consideration of other real property. (See ORS 93.030).

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855,  
OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009,  
AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010

Dated: 28 Feb 2013

Brian L. West

State of OREGON

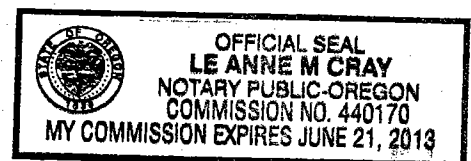
COUNTY of Yamhill

This instrument was acknowledged before me on 28 Feb, 2013

by Brian L. West

Edmundo, Notary Public - State of Oregon

My commission expires: 21 June 2013



A471813023145-TTMIDWIL36  
Deed (Bargain and Sale – Statutory Form)