



MT100419DS

THIS SPACE RESERVED FOR RECORDER'S USE

2014-002889

Klamath County, Oregon

04/03/2014 02:30:24 PM

Fee: \$47.00

After recording return to:

JUDY I. HOWE

5428 Winterfield Way

Klamath Falls, OR 97603

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

JUDY I. HOWE

5428 Winterfield Way

Klamath Falls, OR 97603

Escrow No. MT100419DS

Title No. 0100419

SWD r.020212

STATUTORY WARRANTY DEED

NELS HERMAN WESTLUND and LEOTA MARIE WESTLUND, as tenants by the entirety,

Grantor(s), hereby convey and warrant to

JUDY I. HOWE,

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:

Lot 63, TRACT 1456-SUMMERFIELD RESIDENTIAL COMMUNITY, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$95,000.00**.

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:

\$47.

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 this 2 day of April 2014

Nels Herman Westlund
NELS HERMAN WESTLUND

Leota Marie Westlund
LEOTA MARIE WESTLUND

BY Janet M. Fairclo ^{Her Atty}
JANET M. FAIRCLO, HIS ATTORNEY IN FACT

BY Janet M. Fairclo
JANET M. FAIRCLO, HER ATTORNEY IN FACT
Her Atty

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 4-2-, 2014 by JANET M. FAIRCLO, ATTORNEY IN FACT FOR NELS HERMAN WESTLUND and JANET M. FAIRCLO, ATTORNEY IN FACT FOR LEOTA MARIE WESTLUND.

Deborah Anne Sinnock
(Notary Public for Oregon)

My commission expires 9-8-17

