



2014-008279

Klamath County, Oregon

08/08/2014 02:37:45 PM

Fee: \$47.00

After recording return to:

William Barry West

5030 Swallow Ct

Klamath Falls, OR 97601

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

William Barry West

5030 Swallow Ct

Klamath Falls, OR 97601

Escrow No. MT100866LW

Title No. 0100866

SWD r.020212

STATUTORY WARRANTY DEED

Ronald L. Saxton,

Grantor(s), hereby convey and warrant to

William Barry West and Charla West, as tenants by the entirety,

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 1107, Tract 1427- a Replat of Lots 318, 319, 320, 321, 322, 323, and COMMON AREA "A" of Tract 1363, Replat of RUNNING Y RESORT PHASE 4, 1ST ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$216,000.00**.

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:

2014-2015 Real Property Taxes a lien not yet due and payable.

\$47.00

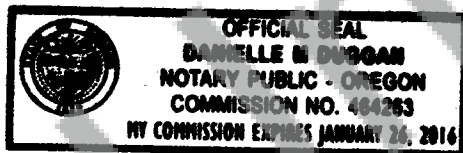
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 22 day of May, 2014.

Ronald L. Saxton
Ronald L. Saxton

State of Oregon
County of Multnomah

This instrument was acknowledged before me on May 22, 2014 by Ronald L. Saxton.



Danielle M. Duggan
(Notary Public for Oregon)

My commission expires January 26, 2016