

2015-004094
Klamath County, Oregon
04/30/2015 09:43:57 AM
Fee: \$47.00

Order Number: 99882-DMS

Grantor

the Indar and Heidi L. Bhan Living Trust, UTD the
17th day of February 2006

Grantee

Kenneth Wester
Susan Wester
108 Country Club Lane NW
Albany, OR 97321

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

Kenneth Wester
Susan Wester
108 Country Club Lane NW
Albany, OR 97321

Reserved for Recorder's Use

STATUTORY WARRANTY DEED

Indar Bhan and Heidi L. Bhan, Trustees of the Indar and Heidi L. Bhan Living Trust, UTD the
17th day of February 2006, Grantor(s),

convey and warrant to

Kenneth Wester and Susan Wester, Grantee(s),

the following described real property free of encumbrances except as specifically set forth herein:

Lot 38, Block 3, Tract 1122, according to the official plat thereof on file in the office of the
County Clerk, Klamath County, Oregon.

Account: R166590

Map & Tax Lot: R-2607-001D0-07600-000

This property is free of encumbrances, EXCEPT: All those items of record, if any, as of the date of this
deed, including any real property taxes due, but not yet payable.

The true consideration for this conveyance is \$32,500.00. (Here comply with requirements of 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.

47am

Executed this 27 day of April, 2015


the ~~Indar~~ and Heidi L. Bhan Living Trust, UTD the 17th day of February 2006


By: **Indar Bhan**
Its Trustee


By: **Heidi L. Bhan**
Its Trustee

State of **Oregon**, County of **Lane**) ss.

This instrument was acknowledged before me on this 27 day of April, 2015 by **Indar Bhan**, as Trustee and **Heidi L. Bhan**, as Trustee of the Indar and Heidi L. Bhan Living Trust, UTD the 17th day of February 2006


Notary Public for the State of Oregon

My commission expires: 10-25-16

