



THIS SPACE RES

2016-012694
Klamath County, Oregon
11/29/2016 03:30:01 PM
Fee: \$62.00

After recording return to:
Michael D. West and Sheila A. West
2009 Jeffrey Lane
Klamath Falls OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Michael D. West and Sheila A. West
Same as above

File No. 124186AM

STATUTORY WARRANTY DEED

Lena J. Bird, claiming successor of The Small Estate of Margaret J. Spol, deceased, Lena J. Bird, Patricia Ann Driscoll, Robert Francis Scott, Thomas Victor Spol and Ilona Johannah Allison, now known as Ilona Johannah Wood

Grantor(s), hereby convey and warrant to

Michael D. West and Sheila A. 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 23, PLEASANT VISTA, TRACT 1304, in the County of Klamath, State of Oregon.

The true and actual consideration for this conveyance is **\$157,500.00**.

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:

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 18 day of Nov, 2018

The Small Estate of Margaret J. Spol

By:

Lena J. Bird claiming Successor

Lena J. Bird
Lena J. Bird, Individually

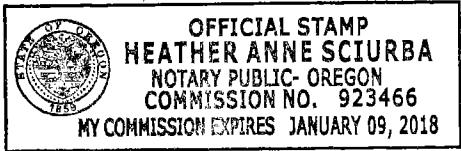
State of Oregon } ss
County of Klamath }

On this 28 day of Nov., 2016, before me, Heather Scumod a Notary Public in and for said state, personally appeared Lena J. Bird, individually and as Claiming Successor for the Small Estate of Margaret J. Spol known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Heather Scumod

Notary Public for the State of Oregon
Residing at: Klamath Falls OR
Commission Expires: Jan 9, 2018



Patricia Ann Driscoll
Patricia Ann Driscoll

State of Washington } ss
County of Spokane }

On this 18th day of November, 2016, before me, Jessica Burke a Notary Public in and for said state, personally appeared Patricia Ann Driscoll known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Jessica Burke

Notary Public for the State of Washington
Residing at: STCU 820 E 29th Ave
Commission Expires: 7/18/2020

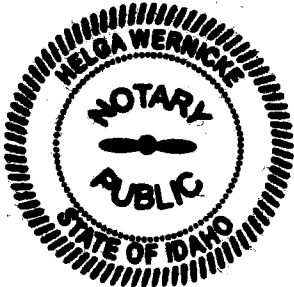


[Signature]
Robert Francis Scott

State of IDAHO } ss
County of KOOTENAI }

On this 11/23/2016 day of November, 2016, before me, Helga Wernicke a
Notary Public in and for said state, personally appeared Robert Francis Scott known or identified to me to be the person(s) whose
name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above
written.

[Signature]
Notary Public for the State of _____
Residing at: CDA IDAHO
Commission Expires: 03/25/2022



Thomas Victor Spol

State of _____ } ss
County of _____ }

On this _____ day of _____, 2016, before me, _____ a
Notary Public in and for said state, personally appeared Thomas Victor Spol known or identified to me to be the person(s) whose
name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above
written.

Notary Public for the State of _____
Residing at: _____
Commission Expires: _____

Ilona Johannah Allison

State of _____ } ss
County of _____ }

On this _____ day of _____, 2016, before me, _____ a
Notary Public in and for said state, personally appeared Ilona Johannah Allison known or identified to me to be the person(s)
whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above
written.

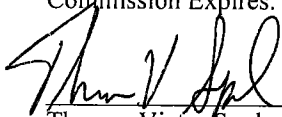
Notary Public for the State of _____
Residing at: _____
Commission Expires: _____

Robert Francis Scott

State of _____ } ss
County of _____ }

On this _____ day of _____, 2016, before me, _____ a
Notary Public in and for said state, personally appeared Robert Francis Scott known or identified to me to be the person(s) whose
name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above
written.

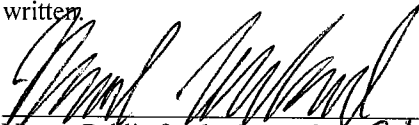
Notary Public for the State of _____
Residing at: _____
Commission Expires: _____

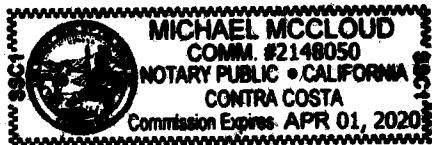

Thomas Victor Spol

A notary public or other officer completing this certificate
verifies only the identity of the individual who signed
the document, to which this certificate is attached, and not
the truthfulness, accuracy, or validity of that document.

State of California } ss
County of Contra Costa }

On this 23rd day of November, 2016, before me, Michael McCloud a
Notary Public in and for said state, personally appeared Thomas Victor Spol known or identified to me to be the person(s) whose
name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above
written.


Notary Public for the State of C.A.
Residing at: Alamo, CA
Commission Expires: 04/01/2020
MM



Ilona Johannah Allison

State of _____ } ss
County of _____ }

On this _____ day of _____, 2016, before me, _____ a
Notary Public in and for said state, personally appeared Ilona Johannah Allison known or identified to me to be the person(s)
whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above
written.

Notary Public for the State of _____
Residing at: _____
Commission Expires: _____

Robert Francis Scott

State of _____ } ss
County of _____ }

On this _____ day of _____, 2016, before me, _____ a
Notary Public in and for said state, personally appeared Robert Francis Scott known or identified to me to be the person(s) whose
name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above
written.

Notary Public for the State of _____
Residing at: _____
Commission Expires: _____

Thomas Victor Spol

State of _____ } ss
County of _____ }

On this _____ day of _____, 2016, before me, _____ a
Notary Public in and for said state, personally appeared Thomas Victor Spol known or identified to me to be the person(s) whose
name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above
written.

Notary Public for the State of _____
Residing at: _____
Commission Expires: _____

Ilona Johanna Wood
Ilona Johanna ~~Allison~~ WOOD

State of California } ss
County of Santa Cruz }

On this 23rd day of November, 2016, before me, Zachary L. T. Gentry a
Notary Public in and for said state, personally appeared Ilona Johannah Allison known or identified to me to be the person(s)
whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same. *now known as Ilona Johanna Wood*
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above
written.

Zachary L. T. Gentry
Notary Public for the State of California
Residing at: 343 Soquel Ave, Santa Cruz, CA 95062
Commission Expires: 04/11/2020

