



THIS SPACE RESER

2017-005616  
Klamath County, Oregon  
05/23/2017 09:06:00 AM  
Fee: \$47.00

After recording return to:

Johnny Westwang and Darlene Westwang and Walt  
Dickover

50 NW Civil Bend Ave

Winston, OR 97496

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

Johnny Westwang and Darlene Westwang and Walt  
Dickover

50 NW Civil Bend Ave

Winston, OR 97496

File No. 162585AM

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### STATUTORY WARRANTY DEED

**Ronald Anton and Charlyne Anton, as Tenants by the Entirety ,**

Grantor(s), hereby convey and warrant to

**Johnny Westwang and Darlene Westwang, and Walt Dickover, not as Tenants in Common, but with rights of survivorship**

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:

**Parcel 1 of Land Partition 27-16, being the W1/2 of Lot 2, Block 3 of Chapman's Tracts, situated in the SW1/4 of Section 25, Township 23 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.**

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

**R-2309-02500-01900-000**

The true and actual consideration for this conveyance is **\$52,000.00**.

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:



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 19th day of May, 2017

Ronald Anton  
Ronald Anton

Charlyne Anton  
Charlyne Anton

State of Oregon } ss  
County of Multnomah }

On this 19th day of May, 2017, before me, Hugh Harris a Notary Public in and for said state, personally appeared Ronald Anton and Charlyne Anton, 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.

Hugh Harris  
Notary Public for the State of Oregon  
Residing at: 585 SE 46th DR Gresham, OR 97030  
Commission Expires: March 23, 2021

