



THIS SPACE RESERVED FOR

2018-006448
Klamath County, Oregon
05/25/2018 03:32:00 PM
Fee: \$52.00

After recording return to:
John William Westwang and Beverly D Westwang
PO Box803
Gilchrist, OR 97737

Until a change is requested all tax statements shall be
sent to the following address:
John William Westwang and Beverly D Westwang
PO Box803
Gilchrist, OR 97737
File No. 220114AM

STATUTORY WARRANTY DEED

Johnny Westwang (AKA JohnWilliam Westwang) and Darlene Westwang (AKA Beverly D. Westwang), and Walt Dickover,

Grantor(s), hereby convey and warrant to

John William Westwang and Beverly D. Westwang, 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:

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. Recorded January 10, 2017 as Instrument No. 2017-000240, records of 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 in fulfillment of the unrecorded memorandum of land sale contract dated October 10, 2017.

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:

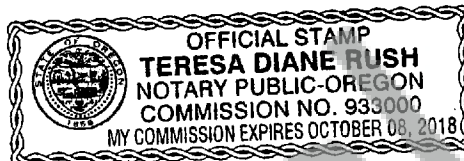
Return To: AmeriTitle



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 30 day of APRIL, 2018.

Walt Dickover
Walt Dickover



Johnny Westwang
Johnny Westwang (AKA Johnny William Westwang)

Darlene Westwang
Darlene Westwang (AKA Beverly D. Westwang)

State of OREGON } ss
County of Douglas }

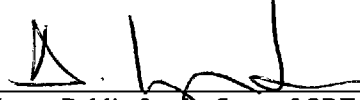
On this 30th day of April, 2018, before me, Teresa Diane Rush a Notary Public in and for said state, personally appeared Walt Dickover, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Teresa Diane Rush
Notary Public for the State of OREGON
Residing at: Ames Title
Commission Expires: 10-08-2018

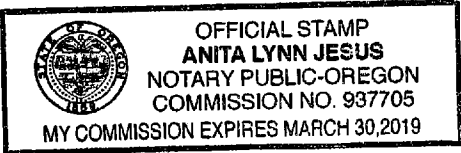


State of OREGON } ss
County of DESCHUTES }

On this 8 day of MAY, 2018, before me, ANITA LYNN JESUS a Notary Public in and for said state, personally appeared Johnny Westwang (AKA John William Westwang), 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 OREGON
Residing at: BEND, OR
Commission Expires: 3.30.19

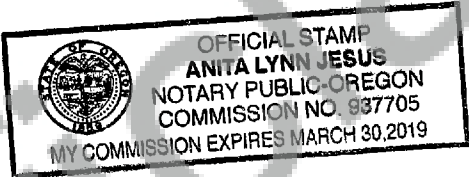


State of OREGON } ss
County of DESCHUTES }

On this 8 day of MAY, 2018, before me, ANITA LYNN JESUS a Notary Public in and for said state, personally appeared Darlene Westwang (AKA Beverly D. Westwang) 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 OREGON
Residing at: BEND, OR
Commission Expires: 3.30.19



Unofficial Copy

