



THIS SPACE RESERVED FOR

2019-000856

Klamath County, Oregon

01/30/2019 09:07:01 AM

Fee: \$87.00

After recording return to:

David John West and Victoria Lynne West

7740 Balboa Blvd., Sp. 53

Van Nuys, CA 91406

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

David John West and Victoria Lynne West

4935 Wocus Rd.

Klamath Falls, OR 97601

File No. 276169AM

STATUTORY WARRANTY DEED

John Laurence Berman,

Grantor(s), hereby convey and warrant to

David John West and Victoria Lynne 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:

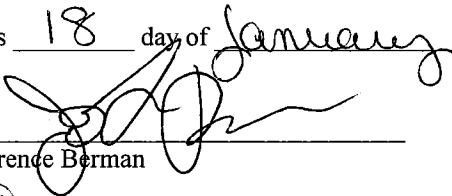
Beginning at a point which lies 87.7 feet South 6° 02' West of the intersection of the Easterly right of way line of the Dalles-California Highway and the section line common to Sections 7 and 18, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and following said right of way line South 6° 02' West to a point 90.6 feet distant; thence South 89 degrees 05' East to a point 710.7 feet distant; thence North 0° 51' East to a point 91.2 feet distant; thence North 89° 09' West a distance of 701.9 feet to the place of beginning, being in Section 18, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

The true and actual consideration for this conveyance is \$36,000.00.

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.

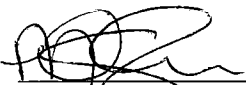
Dated this 18 day of January, 2019


John Laurence Berman

State of Oregon } ss
County of Clatsop

On this 18 day of January, 2019, before me, Melissa R. Strom a Notary Public in and for said state, personally appeared John Laurence Berman, 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: Hamlet, Clatsop County
Commission Expires: March 15, 2022

