

Returned at Counter

2021-007367

Klamath County, Oregon



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05/07/2021 03:32:23 PM

Fee: \$97.00

Grantor Name and Address:

W. Barry West, Trustee  
Charla Rene West, Trustee  
5030 Swallow Court  
Klamath Falls, OR 97601

Grantee Name and Address:

William Barry West  
Charla Rene West  
5030 Swallow Court  
Klamath Falls, OR 97601

After recording, return to:

William Barry West  
Charla Rene West  
5030 Swallow Court  
Klamath Falls, OR 97601

Until requested otherwise, send all tax statements to:

William Barry West  
Charla Rene West  
5030 Swallow Court  
Klamath Falls, OR 97601

**WARRANTY DEED**

CHARLA RENE WEST and W. BARRY WEST, Trustees under THE W. BARRY WEST AND CHARLA RENE WEST 2004 TRUST Dated January 30, 2004, and any amendments thereto, whose address is 5030 Swallow Court, Klamath Falls, OR 97601 (referred to herein as "Grantor"), hereby convey and warrant to WILLIAM BARRY WEST and CHARLA RENE WEST, as tenants by the entirety, whose address is 5030 Swallow Court, Klamath Falls, OR 97601 (referred to herein as "Grantee"), all of Grantor's interest in and to the following described real property located in Klamath County, Oregon, free of liens and encumbrances except as specifically set forth herein:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

Property street address: 5030 Swallow Court, Klamath Falls, OR 97601

EXCEPTIONS of record on file with the County of Klamath, Oregon.

The true consideration for this conveyance is: NONE

Dated: 05-07-2021

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.

GRANTOR:

W.B. West

W. BARRY WEST, Trustee  
THE W. BARRY WEST AND CHARLA  
RENE WEST 2004 TRUST

State of OREGON

County of Klamath

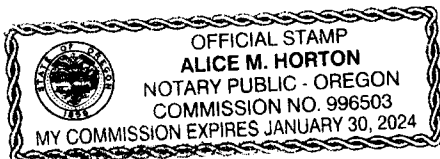
This record was acknowledged before me on 05-09-2021, 2021, by W. BARRY WEST.

Alice M. Horton

Notary Public - State of Oregon

My commission expires: 01-30-2024

Official Stamp



GRANTOR:

Charla Rene West

CHARLA RENE WEST, Trustee  
THE W. BARRY WEST AND CHARLA  
RENE WEST 2004 TRUST

State of OREGON

County of Klamath

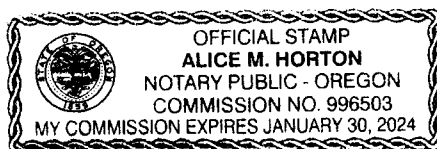
This record was acknowledged before me on 05-09, 2021, by CHARLA RENE WEST.

Alice M. Horton

Notary Public - State of Oregon

My commission expires: 01-30-2024

Official Stamp



**EXHIBIT "A"**

**Legal Description**

Lot 1107, Tract 1427-a Replat of Lots 318, 319, 320, 321, 322, 323, and COMMON AREA "A" of Tract 1363, Replat of RUNNING 7 RESORT PHASE 4, 1<sup>ST</sup> ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

APN: R884399

Address: 5030 Swallow Court, Klamath Falls, OR 97601