



2023-000810

Klamath County, Oregon

02/06/2023 12:46:01 PM

Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Desirae Dawn Rathbone and Rex Allen Rathbone

12821 Highway 39

Klamath Falls, OR 97603

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

Desirae Dawn Rathbone and Rex Allen Rathbone

12821 Highway 39

Klamath Falls, OR 97603

File No. 575938AM

### STATUTORY WARRANTY DEED

**Dennis R. Westlake and Tamera L. Westlake, as Tenants by the Entirety,**

Grantor(s), hereby convey and warrant to

**Desirae Dawn Rathbone and Rex Allen Rathbone, not as tenants in common, but with right 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:

**A tract of land situated in the NW1/4 of Section 7, Township 40 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:**

**Beginning at a point on the West boundary of said Section 7, said point being South 00° 12' 30" East along the center line of Klamath Falls-Malin State Highway a distance of 1,065.50 feet from the 5/8 inch iron pin marking the Northwest corner of said Section 7; thence South 89° 54' 30" East parallel with the North line of said Section 7 a distance of 27.40 feet to a 5/8 inch iron pin on the Easterly boundary of the Klamath Falls-Malin Highway; thence continuing South 89° 54' 30" East a distance of 974.34 feet to a 5/8 inch iron pin; thence North 01° 56' 16" East along the centerline of irrigation ditch a distance of 402.78 feet; thence North 17° 08' 30" West a distance of 9.00 feet to the Southeast corner of a tract conveyed to David E. Roof and wife by deed recorded July 6, 1967 in Book M67 at Page 5057; thence South 89° 39' 30" West along the South line of said Roof tract a distance of 1,019.50 feet to the centerline of Klamath Falls-Malin Highway and the Southwest corner of said Roof tract; thence South 00° 12' 30" East a distance of 408.50 feet to the point of beginning.**

**EXCEPTING THEREFROM that portion conveyed to the State of Oregon, by and through its Department of Transportation, recorded December 16, 1987 in Book M87 at Page 22389.**

The true and actual consideration for this conveyance is \$640,000.00.

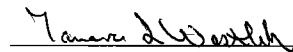
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

87 AMT

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 3 day of February, 2023

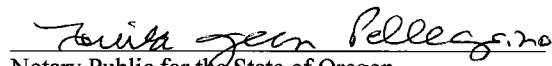
  
Dennis R. Westlake

  
Tamera L. Westlake

State of Oregon } ss  
County of Klamath }

On this 3 day of February, 2023, before me, Twila Jean Pellegrino a Notary Public in and for said state, personally appeared Dennis R. Westlake and Tamera L. Westlake, 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: Klamath County, Oregon  
Commission Expires: 10-27-2026

