

2024-008224

Klamath County, Oregon

**GRANTORS NAMES AND ADDRESS**

HOWARD E. WEST and SALLY A. WEST  
1415 Homedale Road  
Klamath Falls, Oregon 97603



00333688202400082240030038

09/19/2024 02:01:11 PM

Fee: \$92.00

**GRANTEES NAMES AND ADDRESS**

HOWARD WEST and SALLY WEST, Trustees  
of the HOWARD AND SALLY WEST TRUST  
1415 Homedale Road  
Klamath Falls, Oregon 97603

**AFTER RECORDING RETURN TO**

NEAL G. BUCHANAN, Attorney at Law  
435 Oak Avenue  
Klamath Falls, Oregon 97601

**UNTIL CHANGE IS REQUESTED**

**SEND TAX STATEMENTS TO**

GRANTEES  
1415 Homedale Road  
Klamath Falls, Oregon 97603

**WARRANTY DEED - STATUTORY FORM**

HOWARD E. WEST and SALLY A. WEST, Grantors, convey and warrant to HOWARD WEST and SALLY WEST, Trustees of the HOWARD AND SALLY WEST TRUST uad 9-19-24 Grantees, that certain real property described as follows:

Parcel 1:

Residential Real Property civilly described as 1413 Homedale Road, Klamath Falls, Oregon and legally described as follows, to-wit:

Lot 69 in Fair Acres Subdivision Number 1 in Klamath County, Oregon, except the following portion thereof conveyed to Sterling S. Doege and Pauline E. Doege by deed record in volume 198 at page 167, Klamath County Deed Records, to-wit: commencing at the southwest corner of said lot 69 and running thence east along the south line of said lot a distance of 150 feet to a point; thence north, parallel with the west line of said lot a distance of 60 feet to a point; thence west parallel with the south line of said lot a distance of 150 feet to a point on the line of said lot; thence south along the west line of said lot a distance of 60 feet to the point of beginning.

Account #450844 Map and Taxlot # 3809-035DD-00400

Parcel 2:

Real Property civilly described as 1415 Homedale Road, Klamath Falls, Oregon and legally described on ATTACHMENT A, attached hereto.

Account #450835 Map and Taxlot # 3809-035DD-00500

The true and actual consideration for this conveyance is \$0. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration, being for estate planning purposes.

"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 AND 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS, 2009 AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS, 2010."

Howard E. West  
HOWARD E. WEST, Grantor

Sally A. West  
SALLY A. WEST, Grantor

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on the 19<sup>th</sup> day of September, 2024, by **HOWARD E. WEST and SALLY A. WEST**, Grantors.



Katie Terrell  
NOTARY PUBLIC FOR OREGON  
My Commission Expires: 3-9-27

ATTACHMENT A

DESCRIPTION OF PROPERTY

The following described real property situate in Klamath County, Oregon:

A parcel of land situated in Lot 89 of Fair Acres No. 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Commencing at a concrete monument marking the northwest corner of said Lot 89 as the same was originally platted; thence North  $89^{\circ}51'27''$  East along the Northerly line of said Lot 89, 150 feet to a 1 inch iron pipe marking the point of beginning for this description; thence continuing North  $89^{\circ}51'27''$  East along said Northerly lot line 200 feet to a 1/2 inch iron pin; thence leaving said lot line South  $00^{\circ}03'47''$  West 135.88 feet to a 1/2 inch iron pin; thence South  $89^{\circ}49'59''$  West 200 feet to a 1/2 inch iron pin; thence North  $00^{\circ}03'47''$  East 135.88 feet to the point of beginning, containing 0.62 acre, more or less.

NOTE: A deed to the above described property should include the following easement:

TOGETHER WITH: A nonexclusive easement to a strip of land 60.00 feet in width for roadway purposes being more particularly described as follows: Commencing at a concrete monument marking the Northwest corner of said Lot 89 as the same was originally platted; thence North  $89^{\circ}51'27''$  East, 6.00 feet to a 1/2 inch iron pin on the Easterly right of way line of Homedale Road as the same now exists; thence South  $00^{\circ}03'47''$  West along said right of way line 136.02 feet to a 1/2 inch iron pin marking the point of beginning of this description; thence leaving said right of way line North  $89^{\circ}49'59''$  East 365.00 feet to a 1/2 inch iron pin; thence South  $00^{\circ}03'47''$  West 60.00 feet; thence South  $89^{\circ}49'59''$  West 355.00 feet to a 1/2 inch iron pin on said right of way; thence North  $00^{\circ}03'47''$  East along said right of way to the point of beginning.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record this

this 16th day of October A. D. 1945 at 11:53 o'clock A. M. and duly recorded in

Vol. 875 of DEEDS on Page 12248.

Return to: Howard E. West, DEED # 6.00

2505 Summers Lane, City  
And tag about this address

WM. D. MILNE, County Clerk

By W. D. Milne Deputy