

Neal Buchanan

Returned at Counter

2024-008548

Klamath County, Oregon



00334082202400085480040047

10/01/2024 09:20:23 AM

Fee: \$97.00

RECORDING COVER SHEET
THIS COVER SHEET HAS BEEN PREPARED
BY THE PERSON PRESENTING THE ATTACHED
DOCUMENT FOR RECORDING. ANY ERRORS
IN THIS COVER SHEET DO NOT AFFECT
THE TRANSACTION(S) CONTAINED IN THE
INSTRUMENT ITSELF.

Until A Change Is Requested

Send Tax Statements To:

GRANTEE

1415 Homedale Road
Klamath Falls, Oregon 97603

After Recording Return to:

GRANTEE

1415 Homedale Road
Klamath Falls, Oregon 97603

1. Name(s) of the transaction(s):

Re-recorded **WARRANTY DEED - STATUTORY FORM**

2. Direct Party (Grantors):

HOWARD E. WEST and SALLY A. WEST

3. Indirect Party (Grantees):

HOWARD WEST and SALLY WEST, Trustees
of the HOWARD AND SALLY WEST TRUST

4. True and Actual Consideration Paid: \$ 0.00

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

5. Rerecorded at the request of Neal G. Buchanan to
correct the legal description for Parcel 1, which should
read PARCEL 1 OF LP 14-1 of the **WARRANTY DEED - STATUTORY
FORM** previously recorded in 2024-008224.

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:

PARCEL 1 OF LP 14-1

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 19th 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, 160 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 135.86 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 135.86 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 88 as the same was originally platted; thence North $89^{\circ}51'27''$ East, 6.80 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 156.02 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 16th day of October, A.D. 1945, at 11:33 o'clock A.M., and duly recorded in

Vol. 875, of DEEDS on Page 12248.

Return to: Howard E. West
2505 Summers Lane, City
And pay about to this address

DEED \$ 6.00

WILL D. MILNE, County Clerk

By Harold D. Milne Deputy