



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Alexander Bates and Briauna Smith

15760 Burgess Rd

La Pine, OR 97739

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

Alexander Bates and Briauna Smith

15760 Burgess Rd

La Pine, OR 97739

File No. 667797AM

STATUTORY WARRANTY DEED

David Westbrook and Jennifer Westbrook, as Tenants by the Entirety

Grantor(s), hereby convey and warrant to

Alexander Bates and Briauna Smith, 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:

Lot 12 in Block 1 of TRACT 1060, SUN FOREST ESTATES, according to the official plat thereof on file in the office of the County, Clerk, Klamath County, Oregon.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

2310-036D0-01200

The true and actual consideration for this conveyance is \$80,000.00.

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:

Real property taxes due, if any, but not yet payable


Return To: 
AmeriTitle

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: March 12, 2025



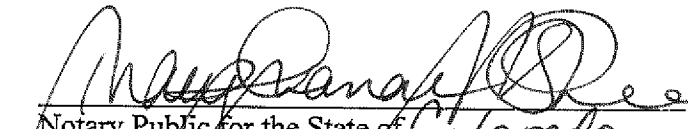
David Westbrook



Jennifer Westbrook

State of Colorado } ss
County of EL PASO }

On this 1st day of April, 2025, before me,
Mary Ivanov McPhee a Notary Public in and for said state, personally
appeared David Westbrook and Jennifer Westbrook, 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 Colorado
Residing at: El Paso County, Colorado
Commission Expires: Mar. 13, 2028

