



## KLAMATH COUNTY TITLE COMPANY

Vol. 1996 Page 28469K-49674-D  
STATUTORY WARRANTY DEED  
(Individual or Corporation)

conveys and warrants to CORA B. ROGERS  
THOMAS D. WATKINS & LEONA K. WATKINS Husband & Wife, Grantor,  
the following described real property in the County of KLAMATH and State of Oregon, Grantee.

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS  
REFERENCE MADE A PART HEREOF.

96 SEP 10 P 3:26

This property is free of liens and encumbrances, EXCEPT, SUBJECT TO: Reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

The true consideration for this conveyance is \$ 125,000.00 (Here comply with the requirements of ORS 93.030\*).

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

DATED this 9th day of September 19 96. If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.

Cora B. Rogers  
CORA B. ROGERS

STATE OF OREGON, County of Klamath )ss.

The foregoing instrument was acknowledged before me  
this 9th day of September 19 96  
by Cora B. Rogers

## CORPORATE ACKNOWLEDGEMENT

STATE OF OREGON, County of \_\_\_\_\_ )ss.

The foregoing instrument was acknowledged before me  
this \_\_\_\_\_ day of \_\_\_\_\_ 19 \_\_\_\_\_

by \_\_\_\_\_ and  
by \_\_\_\_\_  
of \_\_\_\_\_

a corporation, on behalf of the corporation.

Notary Public for Oregon  
My commission expires: 12-19-96

Notary Public for Oregon  
My commission expires: \_\_\_\_\_

After recording return to:

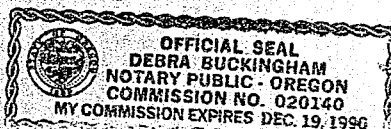
THOMAS D. & LEONA K. WATKINS  
4424 TERRA GRANADA #3A  
WALNUT CREEK, CALIFORNIA 94595

NAME, ADDRESS, ZIP

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

SAME AS LISTED ABOVE

NAME, ADDRESS, ZIP



THIS SPACE RESERVED FOR RECORDER'S USE

DESCRIPTION OF PROPERTY

All the following described real property situated in Klamath County, Oregon:

A parcel of land situated in Lot 24 in Section 28, Township 35 South, Range 7 East of the Willamette Meridian, more particularly described as follows:

Beginning at a point on the East line of said Lot 24 which is North a distance of 1800.0 feet from the Southeast corner of said Section 28; thence N89°49' W. a distance of 649.0 feet to a point; thence S. 08°42'54" E. a distance of 487.8 feet, more or less, to the Northwest corner of parcel conveyed by James E. Rogers, et ux, to Richard S. Horton et ux by Vol. M78 page 18102, Deed records of Klamath County, Oregon; thence S. 89°31'16" E. along the North line of last mentioned parcel a distance of 573.57 feet to a 1/2" iron pin on the East line of said Section 28; thence North along said East line a distance of 480.15 feet, more or less, to the point of beginning; said parcel containing 6.75 acres, more or less.

Together with an easement along the following described parcel:

A 60 foot strip of land situated in Lots 17 and 24, Section 28, Township 35 South, Range 7 EWM, described as follows: Beginning at a point on the East line of said Lot 24 which is 1800.00 feet North from the Southeast corner of said Section 28; thence North 89°49' West 649.0 feet; thence North 8°41' West 789.0 feet; thence South 89°43' East a distance of 60.7 feet; thence South 8°41' East a distance of 758.65 feet to a point; thence South 89°49' East a distance of 597.4 feet to the East line of said Lot 24; thence South along said East line a distance of 60.0 feet to the point of beginning.

STATE OF OREGON COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 10th day  
of September A.D. 19 96 at 3:26 o'clock PM., and duly recorded in Vol. M96  
of Deeds on Page 28469

Bernetha G Letsch, County Clerk

FEE \$35.00

By [Signature]