

04 JUL 28 AM 10:37

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After recording return to:
Derald Watkins
31342 College Street
Bonanza, OR 97623

Until a change is requested all tax statements
shall be sent to the following address:
Derald Watkins
31342 College Street
Bonanza, OR 97623

File No.: 7021-413023 (SAC)
Date: July 20, 2004

State of Oregon, County of Klamath

Recorded 07/28/04 10:37 a m

Vol M04 Pg 49299-300

Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

STATUTORY WARRANTY DEED

Donald M. Nelson, Grantor, conveys and warrants to **Derald Watkins**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 2 of Davis Subdivision, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

This property is free from liens and encumbrances, EXCEPT:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

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.

The true consideration for this conveyance is **\$72,000.00**. (Here comply with requirements of ORS 93.030)

Dated this 23 day of July, 2004

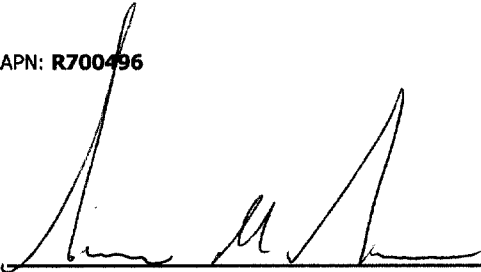
26 F

49300

APN: R700496

Statutory Warranty Deed
- continued

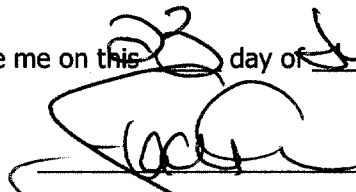
File No.: 7021-413023 (SAC)
Date: 07/20/2004



Donald M. Nelson

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this _____ day of _____, 20____
by **Donald M. Nelson.**



Notary Public for Oregon
My commission expires: 8/2/07

