



After recording return to:
Derald Watkins and Tara Watkins
PO Box 522
Bonanza, OR 97623

Until a change is requested all tax statements
shall be sent to the following address:
Derald Watkins and Tara Watkins
PO Box 522
Bonanza, OR 97623

File No.: 7021-656391 (DMC)
Date: September 16, 2005

M05-65225

Klamath County, Oregon

09/27/2005 03:42:35 PM

Pages 2 Fee: \$26.00

STATUTORY SPECIAL WARRANTY DEED

James M. Nowaski and Tami L. Nowaski as tenants by the entirety, Grantor, conveys and specially warrants to **Derald Watkins and Tara Watkins as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances created or suffered by the Grantor, except as specifically set forth herein:

Lot 89 Casitas, 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. An existing Deed of Trust with **Green Tree** recorded **March 6, 1997** under Recording No. **M97 page 6647**, which shall continue to be the obligation of the Grantor(s) herein. Grantor(s) herein agrees to pay said encumbrance in accordance with the terms and conditions contained therein and agrees to pay said encumbrance in full no later than full payment to Grantor(s) of that certain debt being executed by Grantee(s) and recorded simultaneously herewith.
2. 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.

de


APN: 544548

Statutory Special Warranty Deed
- continued

File No.: 7021-656391 (DMC)
Date: 09/16/2005

The true consideration for this conveyance is **\$70,000.00**.

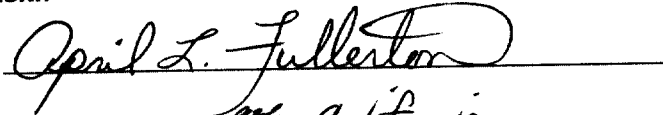
Dated this 23 day of September, 2005.


James M. Nowaski


Tami L. Nowaski

STATE OF ~~Oregon~~ California)
County of ~~Klamath~~ Shasta)ss.

This instrument was acknowledged before me on this 23 day of September, 2005
by **James M. Nowaski and Tami L. Nowaski**.



Notary Public for ~~Oregon~~ California
My commission expires: April 21, 2006

