

M05-66805

Klamath County, Oregon

10/18/2005 01:22:03 PM

Pages 3 Fee: \$31.00

After Recording Return To:
Donald R. Crane, Attorney
37070 Highway 62
Chiloquin, OR 97624

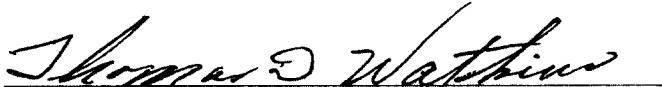
Bargain and Sale Deed


Thomas D. Watkins and Leona K. Watkins, husband and wife,, Grantors, convey to Thomas Dillon Watkins, Trustee of the Thomas Dillon Watkins and Leona Kathryn Watkins 2001 Revocable Trust, Grantee, the following described real property: See attached "Exhibit A"


The true consideration for this conveyance is \$-0- (estate planning).

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 13th day of October, 2005.

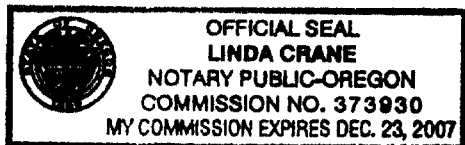

THOMAS D. WATKINS, Grantor

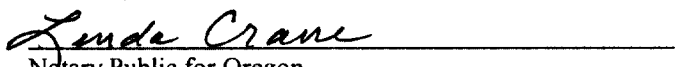

LEONA K. WATKINS, Grantor,
by THOMAS D. WATKINS, as Attorney in Fact


THOMAS D. WATKINS, Attorney in Fact for
LEONA K. WATKINS

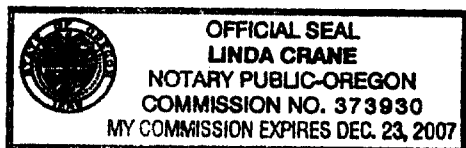
STATE OF OREGON, County of Klamath) ss.


This instrument was acknowledged before me on the 13th day of October, 2005, by Thomas D. Watkins.




Notary Public for Oregon
My commission expires: 12/23/07

On this 13th day of October, 2005, before me personally appeared Thomas D. Watkins, proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within Bargain and Sale Deed as the attorney in fact of Leona K. Watkins, and acknowledged that he subscribed the name of Leona K. Watkins thereto as principal, and his own name as attorney in fact.



Notary Public for Oregon 
My commission expires: 12/23/07

Thomas D. Watkins and
Leona K. Watkins

Grantors,

Thomas Dillon Watkins and
Leona Kathryn Watkins 2001
Revocable Trust

Grantee.

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

Thomas D. Watkins and Leona Kathryn Watkins 2001 Revocable Trust
31213 A Highway 97 N
Chiloquin, Or 97624

Bargain and Sale Deed

28470

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.

FEE \$35.00

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Bernetha G Letsch, County Clerk
By C. J. Russell

