

MTc 74985



THIS SPACE RESERVED FOR RECORDER'S USE

2006-016414

Klamath County, Oregon



00001232200600164140020024

08/15/2006 11:36:41 AM

Fee: \$26.00

After recording return to:

BRENDA C. WATKINS, TRUSTEE  
1059 CREWS ROAD  
MEDFORD, OR 97501

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

BRENDA C. WATKINS, TRUSTEE  
1059 CREWS ROAD  
MEDFORD, OR 97501

Escrow No. AP0777253  
Title No. 0777253

SWD

### STATUTORY WARRANTY DEED

**R. RAYMOND ROYSE TRUSTEE OR HIS SUCCESSORS IN TRUST, UNDER THE ROYSE LOVING TRUST DATED JULY 27, 1992, AND ANY AMENDMENTS THERETO**, Grantor(s) hereby convey and warrant to **BRENDA C. WATKINS, TRUSTEE OR HER SUCCESSORS IN TRUST UNDER THE BRENDA C. WATKINS LOVING TRUST DATED DECEMBER 27, 1995, AND ANY AMENDMENTS THERETO**, 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:

#### SEE EXHIBIT "A" ATTACHED HERETO AND MADE APART HEREOF

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:  
2006-2007 Real Property Taxes a lien not yet due and payable.

The true and actual consideration for this conveyance is **\$300,000.00**.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 APPROVED USES AND 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 197.352

Dated this 31<sup>st</sup> day of August, 2006.

R. RAYMOND ROYSE TRUSTEE OR HIS SUCCESSORS IN TRUST, UNDER THE ROYSE LOVING TRUST DATED JULY 27, 1992, AND ANY AMENDMENTS THERETO

BY:

R. Raymond Royse  
R. RAYMOND ROYSE, TRUSTEE

State of Oregon  
County of JACKSON

On this 3 day of August, 2006, before me Stacy Ross, a notary public in and for said State, personally appeared R. RAYMOND ROYSE being by me first duly sworn, declared that they are Trustees of the ROYSE LOVING TRUST DATED JULY 27, 1992, AND ANY AMENDMENTS THERETO that they signed the foregoing document as the Trustees and that statements therein contained are true.

Stacy Ross  
Notary Public  
Residing at: Medford, OR  
Commission Expires: 12.12.08



26.00

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

PARCEL 1

Lots 3 and 4 of Section 19, Township 30, Range 11 East of the Willamette Meridian.

PARCEL 2

NE1/4 of the SW1/4 of Section 19, Township 30 South, Range 11 East of the Willamette Meridian,  
Klamath County, Oregon.

Tax Account No: 3011-00000-00700-000

Key No: 107690