

2006-017856

Klamath County, Oregon



00002963200600178560020028

09/05/2006 03:19:55 PM

Fee: \$26.00



After recording return to:
Tom Watkins
7116 Turner Ct
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Tom Watkins
7116 Turner Ct
Klamath Falls, OR 97603

File No.: 7021-886789 (DMC)
Date: August 30, 2006

THIS

STATUTORY WARRANTY DEED

Carol L. Fox, Grantor, conveys and warrants to **Thomas Dillon Watkins, Trustee of the Thomas Dillion Watkins & Leona Kathryn Watkins Revocable Trust U/A DTD 03/03/01**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LOTS 35 AND 36 IN BLOCK 1, TRACT 1085, COUNTRY GREEN, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Subject to:

1. The **2006-2007** Taxes, a lien not yet payable.
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.

The true consideration for this conveyance is **\$140,000.00**. (Here comply with requirements of ORS 93.030)

26.-T-

APN: R567737

Statutory Warranty Deed
- continued

File No.: **7021-886789 (DMC)**
Date: **08/30/2006**

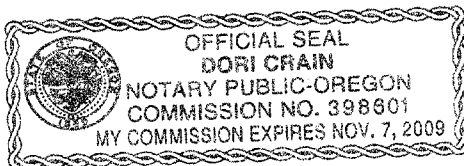
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING 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 day of August, 2004.

Carol L. Fox
Carol L. Fox

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 31 day of August, 2006
by **Carol L. Fox**.



Dori Crain
Notary Public for Oregon
My commission expires: November 7, 2009