



2006-019710
Klamath County, Oregon

THIS SPACE RE



09/29/2006 03:40:02 PM

Fee: \$31.00

After recording return to:

Lance E. Watson

4717 Haskins Road

Bonanza, OR 97623

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

Lance E. Watson

4717 Haskins Road

Bonanza, OR 97623

Escrow No.
SWD-EM

MT74640-KR

MT74640 KR

STATUTORY WARRANTY DEED

**Alfred G. Wu and Grace C. Wu as to Parcel 1; G.P. Wu and Son, Inc., an Oregon Corporation as to
Parcels 2 and 3,** Grantor(s) hereby convey and warrant to **Lance E. Watson and Kem T. Watson, as tenants by
the entirety,** 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 WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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 **\$325,000.00.**

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.

3/00

Dated this 19 day of Sept. 06, _____.

Alfred G. Wu
Alfred G. Wu

Grace C. Wu
Grace C. Wu

G.P. Wu and Son, Inc., an Oregon Corporation

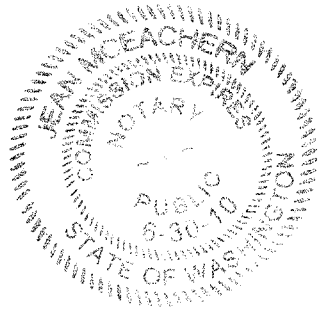
BY: Alfred G. Wu
Alfred G. Wu, President

State of Washington

County of KING

On this day personally appeared before me Alfred G. Wu and Grace C. Wu, as individuals and Alfred G. Wu as President for G.P. Wu and Son, Inc., an Oregon Corporation to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that signed the same as free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand official seal this 19th day of September, 2006.



Jean McEachern
Printed Name: Jean McEachern
Notary Public in and for the State of
Washington residing at Seattle.

My appointment expires June 30, 2010

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1

A tract of land situated in Government Lot 1, Section 19, Township 38 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8 inch iron pin marking the Northwest corner of said Section 19; thence South 89° 32' East along the North line of said Section 19 a distance of 1031.24 feet to the True Point of Beginning of this description; thence South 0° 28' West at right angles to the North line of said Section 19 a distance of 30.00 feet to a 1/2 inch iron pin on the South right-of-way line of the county road; thence continuing South 0° 28' West a distance of 260.40 feet to a 1/2 inch iron pin; thence South 89° 32' East parallel with the North line of said Section 19 a distance of 150.00 feet to a 1/2 inch iron pin; thence North 0° 28' East a distance of 260.40 feet to a 1/2 inch iron pin on the South line of said County Road; thence continuing North 0° 28' East a distance of 30.00 feet the North line of said Section 19; thence North 89° 32' West along the North line of said Section 19 a distance of 150.00 feet to the True Point of Beginning.

EXCEPTING THEREFROM that portion lying within the Haskins County Road right of way.

Tax Account No: 3811-01900-00800-000

Key No: 455670

PARCEL 2

A tract of land situated in Government Lot 1, Section 19, Township 38 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8 inch iron pin marking the Northwest corner of said Section 19; thence South 89° 32' East along the North line of said Section 19 a distance of 1181.24 feet to the true point of beginning of this description; thence South 00° 28' West a distance of 290.40 feet; thence South 89° 32' East a distance of 135 feet, more or less, to the West line of that tract of land described in Deed Volume M68, page 1820, Microfilm Records of Klamath County, Oregon; thence Northerly along said West line 290.40 feet to the North line of said Lot 1; thence North 89° 32' West a distance of 135 feet to the true point of beginning.

EXCEPTING THEREFROM that portion lying within the Haskins County Road right of way.

Tax Account No: 3811-01900-00900-000

Key No: 455714

PARCEL 3

Government Lot 4 of Section 18, Township 38 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM that portion lying within the Haskins County Road right of way.

Tax Account No: 3811-01800-01300-000

Key No: 455634