

2007-000133  
Klamath County, Oregon



After recording return to:  
Derald Watkins and Tara Watkins  
~~31807 Price Street~~ **PO Box 415**  
Bonanza, OR 97623

Until a change is requested all tax statements  
shall be sent to the following address:  
Derald Watkins and Tara Watkins  
~~31807 Price Street~~ **PO Box 415**  
Bonanza, OR 97623

File No.: 7021-948169 (ALF)  
Date: January 02, 2007

THIS SP/



01/04/2007 09:39:03 AM

Fee: \$31.00

### STATUTORY WARRANTY DEED

**Don Nelson**, Grantor, conveys and warrants to **Derald Watkins and Tara Watkins, husband and wife**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein: *rw*

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

**Subject to:**

1. 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 **\$150,000.00**. (Here comply with requirements of ORS 93.030)

31-F

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, 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 3 day of January, 2007.

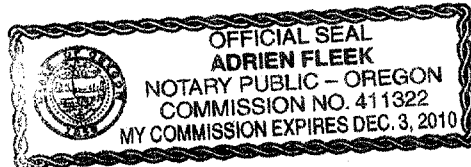
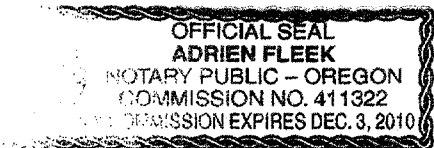
[Signature]  
Don Nelson

STATE OF Oregon )  
 )ss.  
County of Klamath )

This instrument was acknowledged before me on this 3 day of January, 2007  
by **Don Nelson**.

[Signature]

Notary Public for Oregon  
My commission expires: 12-3-10



APN: **R607409**

Statutory Warranty Deed  
- continued

File No.: **7021-948169 (ALF)**  
Date: **01/02/2007**

**EXHIBIT A**

**LEGAL DESCRIPTION:**

**Parcel 1**

Lot 6, Block 5, Town of Bonanza, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

**Parcel 2**

Lot 7 and the Westerly 50 feet of Lots 8, Block 5, Town of Bonanza, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.