

THIS SPACE

2008-000898
Klamath County, Oregon



01/22/2008 03:32:49 PM

Fee: \$21.00



MT81528-KR

After recording return to:
Thomas D. Watkins and Leona K. Watkins,
Trustees of the Watkins 2001 Revocable Trust
7116 Turner Court
Klamath Falls, OR 97603-9634

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

Thomas D. Watkins and Leona K. Watkins,
Trustees of the Watkins 2001 Revocable Trust
7116 Turner Court
Klamath Falls, OR 97603-9634

Escrow No. MT81528-KR
Title No. 0081528
SWD

STATUTORY WARRANTY DEED

Teresa Sellars, Grantor(s) hereby convey and warrant to ~~Thomas D. Watkins and Leona K. Watkins, Trustees of the Watkins 2001 Revocable Trust~~ ^{**} ~~Thomas D. Watkins and Leona K. Watkins, Trustees of the Watkins 2001 Revocable Trust~~, 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:

Lot 10 in Block 1 of TRACT NO. 1085 COUNTRY GREEN, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

****Thomas Dillon Watkins and Leona Kathryn Watkins, Trustees of the Thomas Dillon Watkins and Leona Kathryn Watkins 2001 Revocable Trust, dated March 3, 2001.**

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:

The true and actual consideration for this conveyance is **\$75,000.00**.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, 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 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

Dated this 21st day of January, 2008.

Teresa Sellars

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on January 21, 2008 by Teresa Sellars.



(Notary Public for Oregon)

My commission expires 11/16/2011

21 JAN