

MT82868-SH

THIS SPACE RE

2008-010632

Klamath County, Oregon



00050410200800106320010019

07/25/2008 03:17:21 PM

Fee: \$21.00

After recording return to:

SHANNON ERICKSON

7211 BOYD COURT

KLAMATH FALLS, OR 97603

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

SHANNON ERICKSON

7211 BOYD COURT

KLAMATH FALLS, OR 97603

Escrow No. MT82868-SH

Title No. 0082868

SWD

STATUTORY WARRANTY DEED

THOMAS DILLON WATKINS, JR., SUCCESSOR TRUSTEE OF THE THOMAS DILLON WATKINS AND LEONA KATHRYN WATKINS 2001 REVOCABLE TRUST, DATED MARCH 3, 2001, Grantor(s) hereby convey and warrant to SHANNON ERICKSON, 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.

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:

2008-2009 Real Property Taxes a lien not yet due and payable.

The true and actual consideration for this conveyance is \$72,500.00.

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 23 day of July, 2008

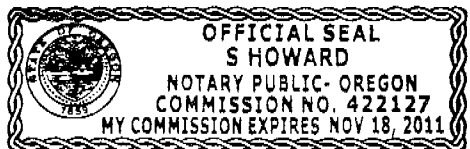
THE THOMAS DILLON WATKINS AND LEONA KATHRYN WATKINS 2001 REVOCABLE TRUST

BY: Thomas Dillon Watkins
THOMAS DILLON WATKINS, JR., SUCCESSOR TRUSTEE

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on July 23, 2008 by THOMAS DILLON WATKINS, JR., SUCCESSOR TRUSTEE OF THE THOMAS DILLON WATKINS AND LEONA KATHRYN WATKINS 2001 REVOCABLE TRUST.

Howard
(Notary Public for Oregon)
My commission expires Nov 18, 2011



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