

UTC 82990-KR



THIS SPACE RE

2008-015267  
Klamath County, Oregon



11/12/2008 11:39:45 AM

Fee: \$21.00

After recording return to:  
Wilma Lee Christiansen

7116 Turner Court  
Klamath Falls, OR 97603

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

Wilma Lee Christiansen

7116 Turner Court  
Klamath Falls, OR 97603

Escrow No. MT82990-TM

Title No. 0082990

SWD

### STATUTORY WARRANTY DEED

**Thomas Dillon Watkins, Jr, Successor Trustee of The Thomas Dillon Watkins and Leona Kathryn Watkins Revocable Trust U/A DTD 03/03/01**, Grantor(s) hereby convey and warrant to **Wilma Lee Christiansen**, 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 36 in Block 1, TRACT 1085, COUNTRY GREEN, according to the official plat thereof on file in the office of the County Clerk, 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:

The true and actual consideration for this conveyance is **\$1.00**.

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 11<sup>th</sup> day of November, 2008.

Thomas Dillon Watkins and Leona Kathryn Watkins 2001 Revocable Trust

BY: Thomas Dillon Watkins, Jr.  
Thomas Dillon Watkins, Jr., Successor Trustee

State of Oregon  
County of Klamath

This instrument was acknowledged before me on November 11, 2008 by Thomas Dillon Watkins, Jr. as Successor Trustee of The Thomas Dillon Watkins and Leona Kathryn Watkins Revocable Trust U/A DTD 03/03/01.

Kristi L. Redd  
(Notary Public for Oregon)

My commission expires 11/16/2011



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