2009-000800 Klamath County, Oregon





After recording return to: Deborah Lee

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

Deborah Lee
Same As Above

File No.: 7021-1306133 (ALF) Date: January 21, 2009 01/23/2009 12:41:56 PM

Fee: \$26.00

STATUTORY WARRANTY DEED

THIS SPACE RE

Zachariah Michael Watkins and Victoria A. Watkins as tenants by the entirety, Grantor, conveys and warrants to **Deborah Lee**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

Lot 3 of Tract No. 1224, Davis Subdivision, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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 \$121,500.00. (Here comply with requirements of ORS 93.030)



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File No.: 7021-1306133 (ALF)
Date: 11/07/2008

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, OF 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 92.019 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, OF CHAPTER 424, OREGON LAWS 2007.

Dated this 22 day or January	919	, 200	
Low Marie	John	Victor	AWella
Zachariah Michael Watkins	WANTED THE PROPERTY OF THE PRO	Victoria A. Wat	kins
STATE OF Oregon County of YNultannak))ss.)		
This instrument was acknowledged b by Zachariah Michael Watkins an	efore me on this 22 d Victoria A. Watkin	day of <u>Tanu</u> ss.	.0.79,20 <u>09</u> Bex'

GAILA DOBBERTHIEN
NOTARY PUBLIC-OREGON
COMMISSION NO. 398708
MY COMMISSION EXPIRES NOV. 28, 2009

OFFICIAL SEAL
GAILA DOBBERTHIEN

Notary Public for Oregon

My commission expires: 11-38.09

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