

2009-004341

Klamath County, Oregon



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03/26/2009 03:23:50 PM

Fee: \$31.00

After recording return to:

DONALD R. CRANE

Attorney at Law

37070 Highway 62

Chiloquin, OR 97624

ATE 66524

Until a change is requested,
all tax statements shall be sent to:

Thomas Dillon Watkins, Jr.

5235 Shasta Way

Klamath Falls, OR 97603

WARRANTY DEED

Thomas Dillon Watkins, Jr., Successor Trustee of the Thomas Dillon Watkins and Leona Kathryn Watkins 2001 Revocable Trust, under agreement dated March 3, 2001, Grantor, conveys and warrants to Thomas Dillon Watkins, Jr., Cynthia Louise Smith and Kathryn Joanne Kent, Grantees as tenants in common, the real property described in Exhibit "A", free of encumbrances except as specifically set forth herein.

The true consideration for this conveyance is the distribution of trust assets to beneficiaries. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration..

"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."

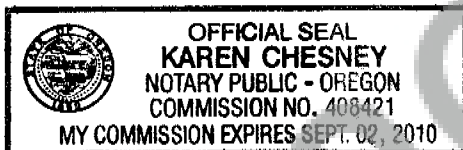
31 ATE

Dated this 26th day of March, 2009.

Thomas Dillon Watkins, Jr.
Thomas Dillon Watkins, Jr., Successor
Trustee of the Thomas Dillon Watkins and
Leona Kathryn Watkins 2001 Revocable
Trust, under agreement dated March 3, 2001

STATE OF OREGON)
) ss.
County of Klamath)

On this 26th day of March, 2009, personally appeared before me the above named Thomas Dillon Watkins, Jr. and acknowledged that he is the Successor Trustee of the Thomas Dillon Watkins and Leona Kathryn Watkins 2001 Revocable Trust, under agreement dated March 3, 2001 and that he was signing the foregoing instrument as his voluntary act and deed in that capacity.



Karen Chesney
Notary Public for Oregon
My commission expires: 9-2-10

Exhibit A

All the following described real property situated in Klamath County, Oregon:

A parcel of land situated in Lot 24 in Section 28, Township 35 South, Range 7 East of the Willamette Meridian, more particularly described as follows:

Beginning at a point on the East line of said Lot 24 which is North a distance of 1800.0 feet from the Southeast corner of said Section 28; thence N89°49' W. a distance of 649.0 feet to a point; thence S. 08°42'54" E. a distance of 487.8 feet, more or less, to the Northwest corner of parcel conveyed by James E. Rogers, et ux, to Richard S. Horton et ux by Vol. M78 Page 18102, Deed records of Klamath County, Oregon; thence S. 89°31'16" E. along the North line of last mentioned parcel a distance of 573.57 feet to a 1/2" iron pin on the East line of said Section 28; thence North along said East line a distance of 480.15 feet, more or less, to the point of beginning;

Together with an easement along the following described parcel:

A 60 foot strip of land situated in Lots 17 and 24, Section 28, Township 35 South, Range 7 EWM, described as follows: Beginning at a point on the East line of said Lot 24 which is 1800.00 feet North from the Southeast corner of said Section 28; thence North 89°49' West 649.0 feet; thence North 8°41' West a distance of 739.0 feet; thence South 89°43' East a distance of 60.7 feet; thence South 8°41' East a distance of 758.65 feet to a point; thence South 89°49' East a distance of 597.4 feet to the East line of said Lot 24; thence South along said East line a distance of 60.0 feet to the point of beginning.

CODE: 118 MAP: 3507-028D0 TL: 00600 KEY: 249332