



After recording return to:  
Gary E. Watson, II  
1967 Lawrence Street  
Klamath Falls, OR 97601

Until a change is requested all tax statements  
shall be sent to the following address:  
Gary E. Watson, II  
1967 Lawrence Street  
Klamath Falls, OR 97601

File No.: 7021-1457253 (ALF)  
Date: August 19, 2009

THIS SPACE



10/07/2009 11:42:23 AM

Fee: \$47.00

### STATUTORY WARRANTY DEED

**Bill Nash**, Grantor, conveys and warrants to **Gary E. Watson, II**, 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:

**The East 1/2 of Lot 21 and all of Lot 22 in Block 8 of Hillside Addition to the City of Klamath Falls, Oregon according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon;**

**EXCEPTING THEREFROM that portion thereof conveyed to William F. Speers and Linda M Speers by Decree entered in Klamath County Circuit Court Case no. 0204299CV on November 6, 2003, a copy of said Judgment having been recorded November 18, 2003 in Volume M03 page 85162, Microfilm Records of Klamath County, Oregon, described as follows:**

**That portion of said Lot 21, Block 8 of Hillside Addition to the City of Klamath Falls described as follows;;**

**Beginning at a point on the South line of said Lot 21, said point being the Southwest corner of that tract of land described in Deed Volume M02, page 2904 of the Klamath County Deed Records from which the Southwest corner of said Lot 21 bears South 68°52'23" West 24.98 feet; thence North 21°14'04" West along the West line of said Deed Volume, 139.85 feet to a point on the North line of said Lot 21 and said Deed Volume; thence North 68°52'23" East, along the North line of said Lot 21 and said Deed Volume, 7.06 feet; thence South 21°59'37" East 139.86 feet to a point on the South line of said Lot 21 and said Deed Volume; thence South 68°52'23" West 8.91 feet to the point of beginning, with bearings based on R.O.S. 4527 on file at the office of the Klamath County Surveyor.**

F-47

APN: **R186809**

Statutory Warranty Deed  
- continued

File No.: **7021-1457253 (ALF)**  
Date: **08/19/2009**

**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.
2. The **2009-2010** Taxes, a lien not yet payable.

The true consideration for this conveyance is **\$237,500.00**. (Here comply with requirements of ORS 93.030)

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 92.010 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, OF CHAPTER 424, OREGON LAWS 2007.

Dated this 2 day of October, 2009

  
Bill Nash

STATE OF Oregon )  
County of Klamath )ss.  
)

This instrument was acknowledged before me on this 2 day of October, 2009  
by **Bill Nash**.





Notary Public for Oregon  
My commission expires:

12-3-10