

2009-014253

Klamath County, Oregon



00075003200900142530020026

11/05/2009 09:15:25 AM

Fee: \$42.00

After Recording Return to:

THOMAS BURTON WATSON

515 Vandusen P.O. Box 42
Chiloquin, OR 97624

Until a change is requested all tax statements

Shall be sent to the following address:

THOMAS BURTON WATSON

Same as above

ATE 67280

WARRANTY DEED

(INDIVIDUAL)

LELIA H. KUHN, herein called grantor, convey(s) to THOMAS BURTON WATSON, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR LEGAL DESCRIPTION

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$20,000.00.
(here comply with the requirements of ORS 93.930)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER SECTIONS 2, 3 AND 5 TO 22 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, 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 SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007.

Dated October 29, 2009.

Lelia H. Kuhn

LELIA H. KUHN

STATE OF OREGON, County of Klamath) ss.

On October 30, 2009 personally appeared the above named LELIA H. KUHN and acknowledged the foregoing instrument to be her voluntary act and deed.

This document is filed at the request of:



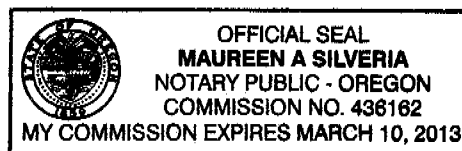
525 Main Street
Klamath Falls, OR 97601
Order No.: 67280MS

Before me: *Maureen A Silveria*

Notary Public for Oregon

My commission expires: 3/10/2013

Official Seal



ATE 42

Exhibit A

Beginning at the intersection of the Westerly line of Lalakes Avenue, and the Northerly line of Yahoooskin Street of West Chiloquin Addition to Chiloquin; thence North 47° 04' West parallel to Crater Lake Blvd. 140 feet to the true point of beginning; thence North 47° 04' West 120 feet; thence North 30° 30' East parallel to Lalakes Avenue 55.8 feet; thence South 59° 30' East 117.2 feet; thence South 30° 30' West 81.8 feet more or less to the true point of beginning, also referred to as Lot 42 SPINKS ADDITION to Chiloquin.

CODE: 012 MAP: 3407-034CA TL: 00800 KEY: 198360

llk

T.B.M.