

2009-014971

Klamath County, Oregon



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11/23/2009 08:51:27 AM

Fee: \$42.00

**Recording Requested by and  
when recorded Return to:**

RYAN W. COLLIER  
1011 LIBERTY ST SE  
SALEM OR 97302  
(503) 485-7224

**True and actual consideration  
VALUE OTHER THAN MONEY**

**Send Tax Statements to  
NO CHANGE**

**SPECIAL WARRANTY DEED**

JAIRUS H. WATSON and LAURA K. WATSON, Grantors, convey and specially warrant to JAIRUS HARRISON WATSON III and LAURA KATHLEEN WATSON, TRUSTEES OF THE WATSON JOINT REVOCABLE LIVING TRUST DATED SEPTEMBER 22, 2009, Grantee, all of the Grantors' interest in the following described real property situated in the County of Klamath, State of Oregon, free of encumbrances except as specifically set forth herein:

Lot 35 in Tract SH-1, Crescent Lake, Klamath County, Oregon.

Subject to regulations and excepting covenants, conditions and restrictions of record. Less portions heretofore conveyed.

The liability and obligations of the Grantor to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the amount, nature and terms of any right or indemnification available to Grantor under any title insurance policy, and Grantor shall have no liability or obligation except to the extent that reimbursement for such liability or obligation is available to Grantor under any such title insurance policy.

ORS 93.040 requires that the following statement be included in the body of an instrument transferring or contracting to transfer fee title to real property: "BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 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 ORS 197.352." The foregoing language is included for the purpose of compliance with Oregon statutory requirements only, and is not intended to affect, limit or impair the rights and obligations of the parties under any other terms and conditions of this instrument.

Dated this 22 day of September, 2009.

  
Jairus H. Watson

Laura K. Watson  
Laura K. Watson

STATE OF OREGON) County of Marion ) ss.

The foregoing instrument was acknowledged before me this 22<sup>nd</sup> day of September, 2009, by JAIRUS H. WATSON and LAURA K. WATSON, as husband and wife.



Carol B. Flory  
Notary Public for Oregon  
My commission expires 10-15-2011