



2010-000495
Klamath County, Oregon

THIS SPAC



01/14/2010 02:59:52 PM

Fee: \$42.00

After recording return to:

Cynthia K. Quick

6346 Bryant Avenue

Klamath Falls, OR

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

Cynthia K. Quick

6346 Bryant Avenue

Klamath Falls, OR

Escrow No. MT86581-MS

Title No. 0086581

SWD-EM

STATUTORY WARRANTY DEED

Brian D. Watt and Susan M. Watt, as tenants by the entirety, Grantor(s) hereby convey and warrant to **Cynthia K. Quick**, Grantee(s) the following described real property in the County of **Klamath** and State of Oregon, free of encumbrances except as specifically set forth herein:

Lot 8 in Block 7 of SECOND ADDITION TO WINEMA GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. TOGETHER WITH the West one-half of vacated walkway adjacent to said lot.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$180,000.00**.

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.

42amt

Dated this 12th day of January, 2010.

Brian D. Watt
Brian D. Watt

Susan M. Watt
Susan M. Watt

State of Oregon
County of Baker

This instrument was acknowledged before me on Jan. 13, 2010 by Brian D. Watt and Susan M. Watt.



Mary Banta
(Notary Public for Oregon)

My commission expires 1/31/2011