

WTC 88015-LW



THIS SPACE

2010-008845

Klamath County, Oregon



00087760201000088450020022

07/26/2010 11:37:31 AM

Fee: \$42.00

After recording return to:

CECIL SAXON

4740 MAIN

SPRINGFIELD, OR 97478

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

CECIL SAXON

4740 MAIN

SPRINGFIELD, OR 97478

Escrow No. MT88015-LW

Title No. 0088015

SWD-EM r.012910

STATUTORY WARRANTY DEED

BRENDA C. WATKINS, TRUSTEE OR HER SUCCESSORS IN TRUST UNDER THE BRENDA C. WATKINS LOVING TRUST DATED DECEMBER 27, 1995 AND ANY AMENDMENTS THERETO, Grantor(s) hereby convey and warrant to **CECIL SAXON**, 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:

PARCEL 1

Government Lot 3 of Section 19, Township 30 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 2

NE1/4 of the SW1/4 of Section 19, Township 30 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, being a portion of Parcel 3 of Land Partition 25-96 situated in the SW1/4 of Section 18, the W1/2 of Section 19, Township 30 South, Range 11 East of the Willamette Meridian and the E1/2 of Section 23, S1/2 of Sections 13 and 14 and the W1/2 and NE1/4 of Section 24, Township 30 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

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:

2010-2011 Real Property Taxes a lien not yet due and payable.

The true and actual consideration for this conveyance is **\$250,000.00**.

42pmf

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this 20th day of July, 2010.

BRENDA C. WATKINS, TRUSTEE OR HER SUCCESSORS IN TRUST UNDER THE BRENDA C. WATKINS LOVING TRUST DATED DECEMBER 27, 1995 AND ANY AMENDMENTS THERETO

BY Brenda C. Watkins, Trustee
BRENDA C. WATKINS, TRUSTEE

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on July 20, 2010 by BRENDA C. WATKINS, TRUSTEE OR HER SUCCESSORS IN TRUST UNDER THE BRENDA C. WATKINS LOVING TRUST DATED DECEMBER 27, 1995 AND ANY AMENDMENTS THERETO.

Lisa Weatherby
(Notary Public for Oregon)
My commission expires 11/20/2011

