



2016-008057  
Klamath County, Oregon  
07/29/2016 10:44:33 AM  
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDERS USE

After recording return to:

Timothy J. Watts and Graciela M. Watts  
5910 Denver Avenue  
Klamath Falls, OR 97603

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

Timothy J. Watts and Graciela M. Watts  
5910 Denver Avenue  
Klamath Falls, OR 97603

File No. 100932AM

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### STATUTORY WARRANTY DEED

**Daniel W. Lee and Eugenia Lee, as Tenants by the Entirety ,**

Grantor(s), hereby convey and warrant to

**Timothy J. Watts and Graciela M. Watts as Tenants by the Entirety,**

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:

**A tract of land situate in the SW1/4 NW1/4 of Section 12, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:**

**Beginning at a ½ inch iron pin on the East line of Kennicott Country Estates Subdivision and on the centerline of vacated Ogden Street, said point being North 89° 47' East 550.00 feet and North 641.00 feet from the West one-fourth corner of said Section 12; thence North along the centerline of said vacated Ogden Street 135.74 feet to a point on a 358.10 foot radius curve to the left (R-359.26 feet by Deed Volume 355, page 104), said point also being on the Southerly right-of-way line of Denver Ave.; thence Easterly along the arc of said curve and the Southerly right of way line of Denver Ave. 146.38 feet; thence South 26° 17' 18" East radial to said curve 100.54 feet to the East line of that tract of land described in Deed Volume 355 at page 104, Deed Records of Klamath County, Oregon; thence South along the East line of said Tract 82.18 feet; thence West 185.22 feet to the point of beginning.**

The true and actual consideration for this conveyance is \$162,000.00.

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:

**2016-2017 Real Property Taxes, a lien not yet due and payable**

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 28<sup>th</sup> day of July, 2016

Daniel W. Lee

Daniel W. Lee

Eugenia L. Lee

Eugenia Lee

State of Oregon } ss

County of JACKSON

On this 28 day of July, 2016, before me, SHARON J CASH a Notary Public in and for said state, personally appeared Daniel W. Lee and Eugenia Lee, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Sharon J. Cash

Notary Public for the State of Oregon

Residing at: MEDFORD

Commission Expires: 7-10-17

