



2016-008562
Klamath County, Oregon
08/12/2016 02:15:01 PM
Fee: \$52.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Jesse Kinder and Kimberly Kinder

1967 Lawrence Street

Klamath Falls, OR 97601

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

Jesse Kinder and Kimberly Kinder

1967 Lawrence Street

Klamath Falls, OR 97601

File No. 109575AM

STATUTORY WARRANTY DEED

Gary E. Watson, II,

Grantor(s), hereby convey and warrant to

Jesse Kinder and Kimberly Kinder, 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:

The East ½ of Lot 21 and all of Lot 22 in Block 8 of HILLSIDE ADDITION to the City of Klamath Falls, Oregon according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon;

EXCEPTING THEREFROM that portion thereof conveyed to William F. Speers and Linda M. Speers by Decree entered in Klamath County Circuit Court Case No. 0204299CV on November 6, 2003, a copy of said Judgment having been recorded November 18, 2003 in Volume M03, Page 85162, Microfilm Records of Klamath County, Oregon, described as follows:

That portion of said Lot 21, Block 8 of "HILLSIDE ADDITION to the City of Klamath Falls", described as follows:

Beginning at a point on the South line of said Lot 21, said point being the Southwest corner of that tract of land described in Deed Volume M02, page 2904 of the Klamath County Deed Records from which the Southwest corner of said Lot 21 bears South 68° 52' 23" West 24.98 feet; thence North 21° 14' 04" West along the West line of said Deed Volume, 139.85 feet to a point on the North line of said Lot 21 and said Deed Volume; thence North 68° 52' 23" East, along the North line of said Lot 21 and said Deed Volume, 7.06 feet; thence South 21° 59' 37" East 139.86 feet to a point on the South line of said Lot 21 and said Deed Volume; thence South 68° 52' 23" West 8.91 feet to the point of beginning, with bearings based on R. O. S. 4527 on file at the office of the Klamath County Surveyor.

The true and actual consideration for this conveyance is \$247,500.00.

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.

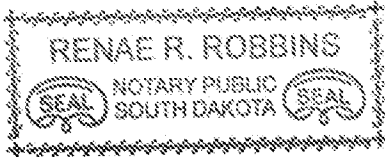
Dated this 10 day of August, 2016.

Gary E. Watson II
Gary E. Watson II

State of South Dakota) ss
County of Lincoln)

On this 10th day of August, 2016, before me, Renae R. Robbins a Notary Public in and for said state, personally appeared Gary E. Watson, II, 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.

Renae R. Robbins
Notary Public for the State of South Dakota
Residing at: Minnehaha County
Commission Expires: 7/13/22



Acknowledgment of Individual

STATE OF SOUTH DAKOTA

COUNTY OF LINCOLN

On this 10th day of August, in the year 2016, before me personally appeared Gary E. Watson II, known to me (or proved to) to be the person who is described in, and who executed the within instrument and acknowledged to me that he executed the same.

Renae R. Robbins

Notary Public

My Commission Expires:

7/13/22

