



THIS SPACE RESER

2017-004471  
Klamath County, Oregon  
04/28/2017 02:00:00 PM  
Fee: \$57.00

After recording return to:

Glenn L. Ashworth

PO Box 357

Chiloquin, OR 97624

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

Glenn L. Ashworth

PO Box 357

Chiloquin, OR 97624

File No. 142871AM

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### STATUTORY WARRANTY DEED

**H.C. Watters Jr. and Walter F. Watters, Successor Trustees of the H.C. Watters, Sr. Revocable Trust  
Agreement Dated 12-1-1994,**

Grantor(s), hereby convey and warrant to

**Glenn L. Ashworth,**

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 1 in Block 5 of TRACT NO. 1019, WINEMA PENINSULA UNIT NO. 2, according to the official plat  
thereof on file in the office of the County Clerk of Klamath County, Oregon.**

**EXCEPTING THEREFROM, that portion Deeded to the State of Oregon Department of Transportation  
Highway Division, recorded May 10, 1990 in Volume M90, page 8961, Microfilm Records of Klamath  
County, Oregon.**

The true and actual consideration for this conveyance is **\$135,000.00.**

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:

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 27 day of April 2017

H.C. Watters, Sr. Revocable Trust Agreement Dated 12-1-1994

By: H.C. Watters Jr. Successor Trustee.  
H. C. Watters, Jr., Successor Trustee

By: \_\_\_\_\_  
Walter F. Watters, Successor Trustee

State of CO } ss  
County of Arapahoe }

On this 27 day of April, 2017, before me, Sandra Brawley a Notary Public in and for said state, personally appeared H.C. Watters Jr as Successor Trustee of the H.C. Watters, Sr. Revocable Trust, 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.

Sandra Brawley  
Notary Public for the State of CO  
Residing at: Arapahoe  
Commission Expires: 8-18-2019

SANDRA BRAWLEY  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20114052182  
MY COMMISSION EXPIRES 8/18/2019

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 27<sup>th</sup> day of April, 2017

H.C. Watters, Sr. Revocable Trust Agreement Dated 12-1-1994

By: \_\_\_\_\_  
H. C. Watters, Jr., Successor Trustee

By: W-F Watters Successor Trustee  
Walter F. Watters, Successor Trustee

State of \_\_\_\_\_ } ss  
County of \_\_\_\_\_ }

On this \_\_\_\_\_ day of April, 2017, before me, \_\_\_\_\_ a Notary Public in and for said state, personally appeared \_\_\_\_\_ as Successor Trustee of the H.C. Watters, Sr. Revocable Trust, 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.

See attached acknowledgment

Notary Public for the State of \_\_\_\_\_  
Residing at: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_

## ACKNOWLEDGEMENT

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF California ) SS  
COUNTY OF ~~Sacramento~~ Placer )

On 4/27/17, before me, **L. Akers, Notary Public** personally appeared

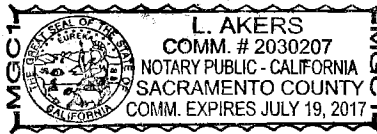
Walter F. Watters

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that **he/she/they** executed the same in **his/her/their** authorized capacity (ies) and that by **his/her/their** signature(s) on the instrument the person(s) or entity upon behalf of which the person(s) acted, executed the instrument.  
I certify under PENALTY OF PERJURY under the laws of the state of California that the foregoing paragraph is true and correct.

SEAL

WITNESS my hand and official seal.

Signature [Signature]  
L. AKERS  
NOTARY PUBLIC



In and for the State of California  
County of Sacramento  
My Commission Expires **07/19/2017**  
Commission Number **2030207**

## OPTIONAL SECTION

### CAPACITY CLAIMED BY SIGNER

- ☐ INDIVIDUAL  
☐ PARTNER(S) - ☐ LIMITED ☐ GENERAL  
☐ ATTORNEY-IN-FACT  
☐ TRUSTEES  
☒ OTHER Successor Trustee

Title or Type of Document Statutory Warranty Deed

Number of Pages \_\_\_\_\_ Date of Document \_\_\_\_\_

Signer(s) Other Than Named Above H.C. Watters Jr.