



THIS SPACE RESERVED FOR

2018-010607

Klamath County, Oregon

08/31/2018 10:18:01 AM

Fee: \$87.00

After recording return to:

Michael Watson and Jennifer Watson

5080 Tingley Lane

Klamath Falls, OR 97603

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

Michael Watson and Jennifer Watson

5080 Tingley Lane

Klamath Falls, OR 97603

File No. 251278AM

STATUTORY WARRANTY DEED

Thomas E. Golden and Michelle D. Golden, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Michael Watson and Jennifer Watson, 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:

Tracts 16 and 17, IMPERIAL ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING all that portion of Tract 17 particularly described as follows:

Beginning at a point in the Southerly line of said Lot 17, 37 feet Easterly from the Southwesterly corner of said tract; running thence 37 feet Southwesterly along the southerly line of said tract 17 to the Southwesterly corner thereof; thence Northerly along the line between Lots 17 and 18, 56 feet; thence Southeasterly 40 feet more or less to the place of beginning.

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


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:

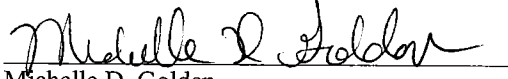
2018-2019 Real Property Taxes, a lien not yet due and payable.

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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 30 day of August, 2018

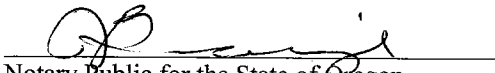

Thomas E. Golden


Michelle D. Golden

State of Oregon } ss
County of Klamath }

On this 30 day of August, 2018, before me, Jenny Annette Brazil a
Notary Public in and for said state, personally appeared Thomas E. Golden and Michelle D. Golden, 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.


Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 12/3/2018

