

2019-003941

Klamath County, Oregon

BLS

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED



00238833201900039410010010

04/12/2019 01:43:02 PM

Fee: \$82.00

Jerry & Suzanne Watkins  
 42495 Royal Coachman Dr  
 Chiloquin, OR 97624

Grantor's Name and Address

Jerry & Suzanne Watkins, Trustees  
 42495 Royal Coachman Dr  
 Chiloquin, OR 97624

Grantee's Name and Address

After recording, return to (Name and Address):

Jerry & Suzanne Watkins  
 42495 Royal Coachman Dr  
 Chiloquin, OR 97624

Until requested otherwise, send all tax statements to (Name and Address):

Jerry & Suzanne Watkins  
 42495 Royal Coachman Dr  
 Chiloquin, OR 97624

SPACE RESERVED  
 FOR  
 RECORDER'S USE

## BARGAIN AND SALE DEED - STATUTORY FORM

Jerry A. Watkins and Suzanne L. Watkins

Grantor,  
 conveys to Jerry A. Watkins and Suzanne L. Watkins, Trustees of the WATKINS FAMILY TRUST

the following real property situated in Klamath County, Oregon:

Lot 3 in Block 1 of RAINBOW PARK ON THE WILLIAMSON, according to the official Plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Commonly known as 42483 Royal Coachman Dr, Chiloquin, OR 97624.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

The true consideration for this conveyance is \$<sup>0</sup>-. (Here, comply with the requirements of ORS 93.030.)

However, the actual consideration consists of or includes other property or value given or promised which includes the whole consideration.

DATED APRIL 10, 2019; any signature on behalf of a business or other entity is made with the authority of that entity.

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.

*Jerry A. Watkins*  
 JERRY A. WATKINS

*Suzanne L. Watkins*  
 SUZANNE L. WATKINS

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on APRIL 10, 2019 ss.  
 by JERRY A. WATKINS AND SUZANNE L. WATKINS

This instrument was acknowledged before me on

by

as

of



Notary Public for Oregon

My commission expires

4/12/19

Returned at Counter