



2020-010214

Klamath County, Oregon

08/14/2020 03:47:17 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Michael Martin and Rhonda L. Martin

1259 Chocktoot Street

Chiloquin, OR 97624

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

Michael Martin and Rhonda L. Martin

1259 Chocktoot Street

Chiloquin, OR 97624

File No. 380417AM

STATUTORY WARRANTY DEED

Clifford R. Watson and Sandra L. Watson, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Michael Martin and Rhonda L. Martin, 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 West 320 feet of the North 326 feet of the N1/2 of the NW1/4 of Section 34, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

And also designated as Parcel 1 Final Map of Major Partition No. 80-38 located in the NW1/4 Section 34, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon. (Survey No. 3421)

The true and actual consideration for this conveyance is \$195,000.00.

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:

"2020-2021 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 13 day of August, 2020.

Clifford R. Watson
Clifford R. Watson

Sandra L. Watson
Sandra L. Watson

State of Oregon } ss
County of Klamath }

On this 13 day of August, 2020, before me, Jenny Annette Brazil, a Notary Public in and for said state, personally appeared Clifford R. Watson and Sandra L. Watson, 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.

Jenny Annette Brazil
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 10/23/2022

