

2020-013653

Klamath County, Oregon



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10/22/2020 03:33:13 PM

Fee: \$82.00

Returned at Counter  
GRANTOR  
Wanda Kay Beardsley, Successor Trustee of the Gene A. Chapman Trust

GRANTEE  
Matthew Ross Watkins and April Ann Watkins  
5405 Blue Mt. Drive  
Klamath Falls, OR 97601

AFTER RECORDING RETURN TO: Grantee

SEND TAX STATEMENTS TO: Grantee

### WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Wanda Kay Beardsley, Successor Trustee of the Gene A. Chapman Trust, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Matthew Ross Watkins and April Ann Watkins, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

**Lot 8 in Block 1 of Tract No. 1002, LA WANDA HILLS, Klamath County, Oregon.**

THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS, WHICH, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE. 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 APPROVED USES AND EXISTENCE OF FIRE PROTECTION FOR STRUCTURES.

THIS INSTRUMENT WILL 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 APPROVED USES"

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except those of record and those apparent upon the land, if any, as of the date of this deed, and that grantor will warrant and forever defend the said premises and every part of parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars is \$61,700.00.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the undersigned grantors, have executed this instrument this 22nd day of October, 2020.

Wanda K. Beardsley TEE  
Wanda Kay Beardsley, Successor Trustee of the Gene A. Chapman Trust

STATE OF OREGON, County of Klamath)ss.

Personally appeared the above named and acknowledge the foregoing instrument to be her voluntary act and deed.

(S E A L)

Before me:   
Notary Public for Oregon

