



2021-003592

Klamath County, Oregon

03/10/2021 11:50:01 AM

Fee: \$92.00

THIS SPACE RESERVED FOR

After recording return to:

Jebediah Koons and Megan Koons

4928 Haskins Rd.

Bonanza, OR 97623

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

Jebediah Koons and Megan Koons

4928 Haskins Rd.

Bonanza, OR 97623

File No. 433338AM

STATUTORY WARRANTY DEED

Lance E. Watson and Kem T. Watson, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Jebediah Koons and Megan Koons, 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:

Please see attached Exhibit "A"

The true and actual consideration for this conveyance is \$290,000.00.

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 4 day of March 2021.

Lance E. Watson
Lance E. Watson

Kem T. Watson
Kem T. Watson

State of Oregon } ss
County of Klamath }

On this 4 day of March, 2021, before me, Nicole S Galpin a Notary Public in and for said state, personally appeared Lance E. Watson and Kem T. 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.

Nicole S Galpin
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 5-22-2023

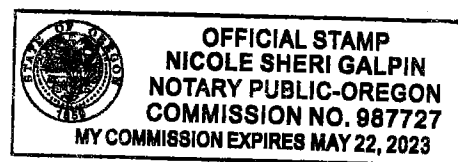


EXHIBIT "A"

PARCEL 1

A tract of land situated in Government Lot 1, Section 19, Township 38 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8 inch iron pin marking the Northwest corner of said Section 19; thence South 89° 32' East along the North line of said Section 19 a distance of 1031.24 feet to the True Point of Beginning of this description; thence South 0° 28' West at right angles to the North line of said Section 19 a distance of 30.00 feet to a 1/2 inch iron pin on the South right-of-way line of the county road; thence continuing South 0° 28' West a distance of 260.40 feet to a 1/2 inch iron pin; thence South 89° 32' East parallel with the North line of said Section 19 a distance of 150.00 feet to a 1/2 inch iron pin; thence North 0° 28' East a distance of 260.40 feet to a 1/2 inch iron pin on the South line of said County Road; thence continuing North 0° 28' East a distance of 30.00 feet to the North line of said Section 19; thence North 89° 32' West along the North line of said Section 19 a distance of 150.00 feet to the True Point of Beginning.

EXCEPTING THEREFROM that portion lying within the Haskins County Road right of way.

PARCEL 2

A tract of land situated in Government Lot 1, Section 19, Township 38 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8 inch iron pin marking the Northwest corner of said Section 19; thence South 89° 32' East along the North line of said Section 19 a distance of 1181.24 feet to the true point of beginning of this description; thence South 00° 28' West a distance of 290.40 feet; thence South 89° 32' East a distance of 135 feet, more or less, to the West line of that tract of land described in Deed Volume M68, page 1820, Microfilm Records of Klamath County, Oregon; thence Northerly along said West line 290.40 feet to the North line of said Lot 1; thence North 89° 32' West a distance of 135 feet to the true point of beginning.

EXCEPTING THEREFROM that portion lying within the Haskins County Road right of way.