



2021-014693

Klamath County, Oregon

09/28/2021 02:06:01 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Matthew Maddox and Judy Ann Maddox

5508 Sierra Ct.

Klamath Falls, OR 97601

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

Matthew Maddox and Judy Ann Maddox

5508 Sierra Ct.

Klamath Falls, OR 97601

File No. 488663AM

STATUTORY WARRANTY DEED

**Kenneth L. Watkins and Nancy M. Watkins, as Co-Trustees of the Watkins Family Revocable Trust, U/A
dated September 23, 2020,**

Grantor(s), hereby convey and warrant to

Matthew Maddox and Judy Ann Maddox, 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:

**Lot 22 in Block 2 of TRACT 1002, LaWANDA HILLS, according to the official plat thereof on file in the
office of the County Clerk of Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$430,000.00.

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:

2021-2022 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 27 day of September, 2021

Watkins Family Revocable Trust, U/A dated September 23, 2020

By: [Signature]
Kenneth L. Watkins, Co-Trustee

By: [Signature]
Nancy M. Watkins, Co-Trustee

State of Oregon} ss.
County of Klamath}

On this 27 day of September, 2021, before me, Melissa Cook a Notary Public in and for said state, personally appeared Kenneth L. Watkins and Nancy M. Watkins known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the The Watkins Family Revocable Trust, U/A dated September 23, 2020, and acknowledged to me that he/she/they executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

[Signature]
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 3/15/22

