



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

William Baer and Melanie Fullman

21882 Merrill Pit Rd.

Klamath Falls, OR 97603

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

William Baer and Melanie Fullman

21882 Merrill Pit Rd.

Klamath Falls, OR 97603

File No. 612995AM

STATUTORY WARRANTY DEED

Joseph Watkins and DeAnn Watkins, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

William Baer and Melanie Fullman, 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:

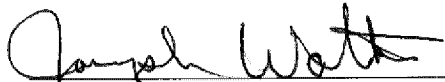
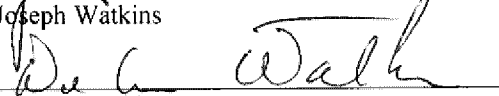
See Attached Exhibit 'A'

The true and actual consideration for this conveyance is \$225,000.00.

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:

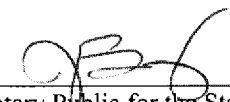
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 27 day of November, 2023


Joseph Watkins

DeAnn Watkins

State of Oregon } ss
County of Klamath }

On this 27 day of November, 2023, before me, Jenny Brazil, a Notary Public in and for said state, personally appeared Joseph Watkins and DeAnn Watkins, 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.


Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 9/19/2026

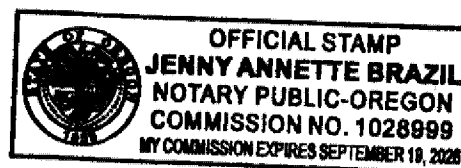


EXHIBIT 'A'

Unsurveyed Parcel 1 of "Land Partition 29-20", being a replat of Parcel 1 "Minor Land Partition 38-85", situated in the SW1/4 of Section 3, Township 41 South, Range 10 East, of the Willamette Meridian, Klamath County, Oregon, filed July 6, 2021 in 2021-010489, records of Klamath County, being more particularly described as follows:

Beginning at a point on the section line common to Section 4, Township 41 South, Range 10 East of the Willamette Meridian and said Section 3, from which the Southwest corner of said Section 3 bears South 00°47'23" West 465.01 feet; thence North 65°35'10" East 751.51 feet; thence North 21°11'32" East 112.17 feet; thence North 60°52'32" East 156.86 feet; thence North 17°09'13" West 139.71 feet; thence North 89°53'18" West 350.18 feet; thence North 54°45'54" West 151.76 feet; thence North 00°06'42" East 150.00 feet; thence North 89°53'18" West 334.94 feet to the South 1/16 corner common to said Sections 3 and 4; thence South 00°47'23" West 864.02 feet to the point of beginning, with bearings based on "Minor Land Partition 38-85" on file at the office of the Klamath County Clerk.