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02/10/2025 11:24:51 AM

Fee: \$92.00

WARRANTY DEED

KNOW MEN BY THESE PRESENTS, THAT VIRGINIA F. WATSON, a married person, hereinafter called the "Grantor", for the consideration hereinafter stated, to Grantor paid by DAVID L. WATSON & VIRGINIA F. WATSON, Trustees of THE DAVID L. & VIRGINIA F. WATSON REVOCABLE TRUST dated September 16, 2021, and any amendments or restatements thereto, (Penny J. Snoozy is designated First Successor Trustee, Zachariah D. Hamilton is designated Second Successor Trustee and Teresa L. Morris is designated Third Successor Trustee), hereinafter called "Grantee", conveys and warrants 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, State of Oregon, described as follows, to-wit:

See Exhibit "A", a copy of which is attached hereto and by this reference incorporated herein.

TO HAVE AND TO HOLD the same unto the said Grantee and Grantee's heirs, successors and assigns forever.

And said Grantor hereby covenants to and with 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 as above noted, and that Grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The actual consideration consists of or includes other property or value given or promised which is the whole consideration.

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,

AFTER RECORDING RETURN TO:

SEND TAX STATEMENTS TO:

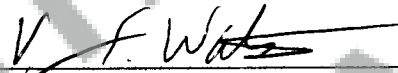
Grantland & Abel
3235 Hillcrest Park Drive #106
Medford, OR 97504

No Change

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 ORS 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.

In construing this Deed and where the context so requires, the singular includes the plural.

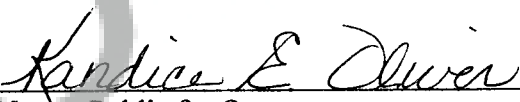
IN WITNESS WHEREOF, the Grantor executed this instrument this 16th day of September, 2021.



Virginia Faye Watson

STATE OF OREGON)
) ss.
County of Jackson)

Personally appeared before me this 16th day of September, 2021, the above named VIRGINIA FAYE WATSON and acknowledged the foregoing instrument to be her voluntary act and deed.



Notary Public for Oregon
My Commission Expires 12/26/2022

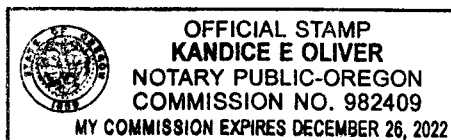


EXHIBIT "A"

TWP 39 RNG 9, BLOCK SEC 1, TRACT POR SW4NW4, ACRES 0.41 A PARCEL OF LAND SITUATE IN THE SW ¼ OF THE NW ¼ OF SECTION, TOWNSHIP 39 SOUTH, RANGE 9, EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY OREGON.

A PARCEL OF LAND SITUATE IN THE SW1/4 OF THE NW1/4 OF SECTION 1, TOWNSHIP 39 SOUTH, RANGE 9, EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 30 FEET NORTH AND 30 FEET WEST OF THE WEST QUARTER CORNER OF SECTION 1, TOWNSHIP 39 SOUTH, RANGE 9, EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, SAID POINT ALSO BEING THE OTIS V. SAYLOR CORNER IRON PIN, THENCE NORTH ALONG THE EAST LINE OF MADISON STREET 792 FEET TO A POINT, THENCE EAST 720 FEET, MORE OR LESS, TO A POINT IN THE EAST LINE OF OGDEN STREET, AND BEING THE NORTHWEST CORNER OF PROPERTY HEREIN DESCRIBED, THENCE SOUTH ALONG SAID EAST LINE OF OGDEN STREET 66 FEET TO A POINT, THENCE EAST 270 FEET TO A POINT, THENCE NORTH, PARALLEL WITH THE EAST LINE OF OGDEN STREET 66 FEET, THENCE WEST 270 FEET TO THE POINT OF BEGINNING.

APN: R-3909-001BC-02300-000

Property Address: 2133 OGDEN STREET, KLAMATH FALLS, OR 97603