



THIS SPACE RESERVED FOR RECORDER'S USE

**2025-004442**

**Klamath County, Oregon**

**06/10/2025 03:57:01 PM**

**Fee: \$87.00**

After recording return to:

Matthew R. Watkins and April A. Watkins

PO Box 27

Keno, OR 97627

Until a change is requested all tax statements shall be

sent to the following address:

Matthew R. Watkins and April A. Watkins

PO Box 27

Keno, OR 97627

File No. 1001469

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### **STATUTORY WARRANTY DEED**

**Douglas J. Puckett and Tyann Puckett, as tenants by the entirety**, Grantor(s), hereby convey and warrant to

**Matthew R. Watkins and April A. Watkins, 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:

**Parcel 2 of Land Partition 11-13 situated in the S1/2 of Section 31 and the SW1/4 SW1/4 of Section 32, Township 39 South, Range 8 East of the Willamette Meridian, the N1/2 Section 6 and the NW1/4 NW1/4 of Section 5, Township 40 South, Range 8 East of the Willamette Meridian, all in Klamath County, Oregon, February 2014, recorded March 20, 2014 in Volume 2014-002378.**

**The true and actual consideration for this conveyance is \$350,000.00.**

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: June 10, 2025

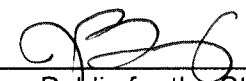
  
\_\_\_\_\_  
Douglas J. Puckett

  
\_\_\_\_\_  
Tyann Puckett

State of Oregon } ss  
County of Klamath }

On this 10<sup>th</sup> day of June, 2025, before me, Jenny Brazil, a Notary Public in and for said state, personally appeared Douglas J. Puckett and Tyann Puckett, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged that he/she/they executed the 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.

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

