

Returned at Counter  
James Watson

2025-010932

Klamath County, Oregon



12/08/2025 01:57:10 PM

Fee: \$87.00

<b>After recording, return to:</b> Brandsness, Brandsness & Rudd, P.C. Attorneys at Law 411 Pine Street Klamath Falls, OR 97601
<b>Send tax statements to:</b> James C. Watson and Mary A. Watson 2324 Spring Wood Drive Chiloquin, OR 97624

**Grantor:**  
 Ashley Barry  
 c/o Andrew C. Brandsness  
 Brandsness, Brandsness & Rudd, P.C.  
 411 Pine Street  
 Klamath Falls, OR 97601

**Grantee:**  
 James C. Watson and Mary A. Watson  
 2324 Spring Wood Drive  
 Chiloquin, OR 97624

- SPECIAL WARRANTY DEED -

Ashley Barry, Grantor, conveys and specially warrants to James C. Watson and Mary A. Watson, as tenants by the entirety, Grantees, the following described real property situated in the County of Klamath, State of Oregon, free of encumbrances created or suffered by the Grantor, except as specifically set forth herein:

1113 JW

Lot 37 of Block 28, Tract ~~1111~~ OREGON SHORES SUBDIVISION UNIT 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: Covenants, conditions, restrictions, easements, reservations, rights, rights of way and all matters appearing of record.

The true and actual consideration for this transfer is contract fulfillment.

**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 \_\_\_\_\_ day of December, 2024.

*7th day of January 2025*

Ashley Barry

STATE OF COLORADO )  
 ) ss  
County of *Jefferson* )

*7th day of January 2025*

Personally appeared, Ashley Barry, on this \_\_\_\_\_ day of December, 2024, and acknowledged the foregoing to be her true act and deed. Before me:

*Beth Strauch*  
Notary Public for Colorado  
My Commission expires: *1/19/26*

<b>BETH STRAUCH</b> <b>NOTARY PUBLIC</b> <b>STATE OF COLORADO</b>  NOTARY ID 20144047548 MY COMMISSION EXPIRES JANUARY 19, 2028
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