

## WARRANTY DEED

Vol. 175 Page 8395

**KNOW ALL MEN BY THESE PRESENTS, That**

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by \_\_\_\_\_  
 Andrew L. Jones and Sarah Jones husband and wife \_\_\_\_\_,  
 hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs,  
 successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto  
 belonging or in any way appertaining, situated in Klamath \_\_\_\_\_ County, State of Oregon, described as follows,  
 to-wit: A tract of land situated in Lot 11, Block 1, of Subdivision of Tract 2B  
 HOMEDALE, in the County of Klamath, State of Oregon, more particularly described  
 as follows: Beginning at an iron pin located North 59 degrees 53 minutes West  
 50.0 feet from the Southeast corner of said lot 11; thence North 59 degrees  
 53 minutes West, 75.0 feet along the North boundary of Leland Drive to an iron  
 pin; thence North 12 degrees 02 minutes East 109.0 feet to iron pin; thence  
 South 62 degrees 03 minutes East 65.0 feet to an iron pin; thence south 7  
 degrees 40 minutes West 114.8 feet, more or less to the point of beginning.

Tax Acct. No.: 3909-11AA-7200      Key No.: 548303

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

*To Have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever.*

And grantor hereby covenants to and with 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 covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any and apparent upon the land.

..... and that grantor will warrant and forever defend the 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 true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 35,034.99

① However, the actual consideration paid for this transfer, stated in terms of dollars, is \$ 35,034.99 the whole consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which). ① (The sentence between the symbols①, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 14th day of March, 1995, if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

STATE OF OREGON, County of Klamath ) ss

This instrument was acknowledged before me on March 14, 1975

This instrument was acknowledged before me on \_\_\_\_\_ 19\_\_\_\_.

by \_\_\_\_\_, 19\_\_\_\_,

as \_\_\_\_\_

of \_\_\_\_\_

( See Attached Notary form )  
C. A. J. J. J.

My commission expires \_\_\_\_\_ Notary Public for Oregon

Grantor's Name and Address

-----  
**Grantee's Name and Address**

After recording return to (Name, Address, Zip):

Aspen Title & Escrow

525 Main Street  
Klamath Falls OR 97601

Until requested otherwise send all tax statements to (Name, Address, Zip):

....Andrew L. Jones

5522 Leland Dr.

---Klamath Falls OR 97603

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON,

County of \_\_\_\_\_ } ss.

*I certify that the within instrument was received for record on the ..... day of ....., 19....., at ..... o'clock ..... M., and recorded in book/reel/volume No..... on page ..... and/or as fee/file/instrument/microfilm/reception No....., Record of Deeds of said County.*

Witness my hand and seal of  
County affixed.

NAME \_\_\_\_\_ TITLE \_\_\_\_\_  
By \_\_\_\_\_, Deputy.



# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

8396

No. 5907

State of CALIFORNIA

County of Los Angeles

On 3-14-1995 before me, Robert F. Flinders Notary Public

DATE

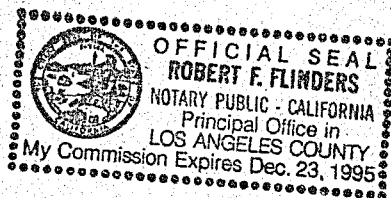
personally appeared LAURI DEANNE SMITH

NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

☐ personally known to me - OR - ☒ proved to me on the basis of satisfactory evidence

NAME(S) OF SIGNER(S)

to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Robert F. Flinders

SIGNATURE OF NOTARY

## OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

### CAPACITY CLAIMED BY SIGNER

- ☒ INDIVIDUAL  
☐ CORPORATE OFFICER

TITLE(S)

- ☐ PARTNER(S) ☐ LIMITED  
☐ ATTORNEY-IN-FACT ☐ GENERAL  
☐ TRUSTEE(S)  
☐ GUARDIAN/CONSERVATOR  
☐ OTHER: \_\_\_\_\_

SIGNER IS REPRESENTING:  
NAME OF PERSON(S) OR ENTITY(IES)

himself.

### DESCRIPTION OF ATTACHED DOCUMENT

Warranty Deed  
TITLE OR TYPE OF DOCUMENT

2  
NUMBER OF PAGES

3-14-1995  
DATE OF DOCUMENT

NONE  
SIGNER(S) OTHER THAN NAMED ABOVE

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow  
of April A.D., 19 95 at 3:12 o'clock P M., and duly recorded in Vol. M95

of Deeds on Page 8395

FEE \$35.00

By Bernetha G. Letsch County Clerk