

Returned to County Potter/Carter

2008-002563

Klamath County, Oregon



00040920200800025630020027

02/29/2008 10:37:37 AM

Fee: \$26.00

Ruth L. Jones 1991 Trust
Lowell C. Jones 1991 Trust
GRANTOR.

Scott Jones
GRANTEE.

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

Scott Jones
PO Box E
Klamath Falls, OR 97601

BARGAIN AND SALE DEED

Scott Jones, as Trustee of the Ruth L. Jones 1991 Trust as to ½ interest, and Scott Jones as Trustee of the Lowell C. Jones 1991 Trust, as to ½ interest, Grantors, does hereby grant, bargain, sell and convey their interest in the following property described below to Scott Jones (grantee) And unto grantees' 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.

All of Tract 12 and that portion of Tract 26 of HOMEDALE, Klamath County, Oregon, described as follows:

Beginning at the Northerly corner of said Tract 26, thence Southwesterly along the line between tracts 12 and 26 a distance of 127 feet to the Southerly corner of Tract 12; thence Southeasterly in the direction of the line between Tracts 12 and 27, projected, to the West line of the County Road, a distance of 132.3 feet, more or less; thence Northerly along the West line of County Road a distance of 183.37 feet, more or less, to point of beginning; EXCEPT a tract deeded to Fred Stearns and Viola Sterns by deed recorded in Book 113, at Page 83, Records of Klamath County, Oregon, described as follows: A triangular portion of that certain part of Tract 26 of HOMEDALE: Beginning at the southeast or most southerly corner of said triangular tract, being at the intersection of the West line of County Road running North and South and the line between Tracts 12 and 27 of said Homedale extended to meet said line of road; thence North along said West line of a road a distance of 50 feet; thence West at right angles to said line of road to an intersection with said line between Tract 12 and 27 extended; thence Southeasterly along said line last mentioned to the point of beginning.

ALSO beginning at a point which lines N. 0°7' E. along the Westerly right of way line of Homedale Road a distance of 338.3 feet, and N. 56°43' W. a distance of 141.6 feet and N. 43°30' W. a distance of 10 feet from the iron pin which marks the Southeast corner of Tract 26 of HOMEDALE, Klamath County, Oregon, and running thence N. 43°30' W. a distance of 230 feet to an iron pin; thence N. 46°30' E. a distance of 98.5 feet to an iron pin; thence S. 43°30' E. a distance of 230 feet to a point; thence S. 46°30' W. a distance of 98.5 feet, more or less, to the point of beginning.

This transfer is pursuant to an inheritance, therefore, no consideration is required.

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.

DATED this 19 day of February, 2008.

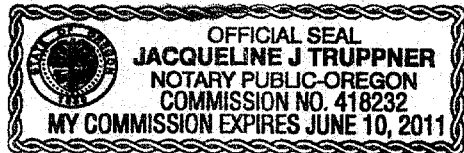
Scott Jones, Trustee of the Ruth L. Jones 1991 Trust

Scott Jones, Trustee of the Lowell C. Jones 1991 Trust

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STATE OF OREGON,)
) ss
County of Klamath)

This instrument was acknowledged before me on 2-19-08, by Scott Jones as Trustee of the Ruth L. Jones 1991 Trust and Scott Jones as Trustee of the Lowell C. Jones 1991 Trust.



Jacqueline J. Truppner
Notary Public for Oregon
My commission expires June 10, 2011