

2009-001953

Klamath County, Oregon



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02/11/2009 03:39:46 PM

Fee: \$31.00



THIS SP/

After recording return to:
Jones Living Trust
858 NW 6th Street
Grants Pass, OR 97526-1525

Until a change is requested all tax statements
shall be sent to the following address:
Jones Living Trust
858 NW 6th Street
Grants Pass, OR 97526-1525

File No.: 7021-1336806 (DMC)
Date: January 22, 2009

STATUTORY WARRANTY DEED

Kathleen W. Knudtsen, Trustee of the Bill Knudtsen Trust, Grantor, conveys and warrants to **John C. Jones, Trustee of the Jones Living Trust**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$250,000.00**. (Here comply with requirements of ORS 93.030)

731-

APN: R530946

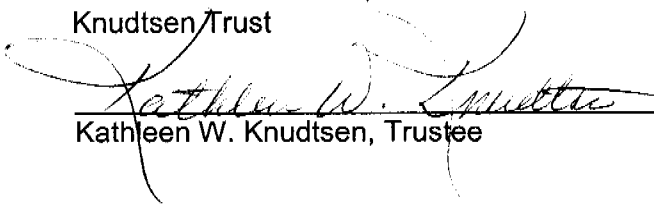
Statutory Warranty Deed
- continued

File No.: 7021-1336806 (DMC)
Date: 01/22/2009

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, OF CHAPTER 424, OREGON LAWS 2007. 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, OF CHAPTER 424, OREGON LAWS 2007.

Dated this 5 day of February, 2009.

Kathleen W. Knudtsen, Trustee of The Bill
Knudtsen Trust


Kathleen W. Knudtsen, Trustee

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 5 day of February, 2009
by **Bill Knudtsen Trust**, Kathleen W. Knudtsen, Trustee




Dori Crain
Notary Public for Oregon
My commission expires: November 7, 2009

APN: R530946

Statutory Warranty Deed
- continued

File No.: 7021-1336806 (DMC)
Date: 01/22/2009

EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

The West one-half of Lots 40 and all of Lots 41, 42, 43 and 44 in block 4 of Sixth Street Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SAVING AND EXCEPTING THEREFROM that portion thereof conveyed to the State of Oregon, acting by and through the State Highway Commission, for highway purposes, by deeds recorded in Volume 148 page 391 and Volume 149 page 159, deed records of Klamath County, Oregon.

NOTE: This legal description was created prior to January 1, 2008