

2011-004677

Klamath County, Oregon



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04/12/2011 10:03:58 AM

Fee: \$42.00

After recording, mail to:

Melvin D. Ferguson
Attorney at Law
514 Walnut Avenue
Klamath Falls, Oregon 97601

Send tax statements to:

Lloyd and Jean Jones
3507 Laverne
Klamath Falls, Oregon 97603

WARRANTY DEED

Jean K. Jones, Grantor, conveys and warrants to Jean K. Jones and Lloyd F. Jones, Jr., husband and wife, tenants by the entirety, Grantees, the following described real property free of encumbrances except as specifically set forth herein:

Parcel One

Commencing at the NW corner of Lot 12, Block 7 Altamont Acres, in the County of Klamath, State of Oregon, thence Southerly along the Westerly line of said Lot 12, Block 7, Altamont Acres, a distance of 141.8 feet; thence Easterly along the Southerly line of said Lot 12, Block 7, Altamont Acres, a distance of 93 feet; thence Northerly parallel to the Westerly line of said Lot 12, Block 7, Altamont Acres, a distance of 141.8 feet; thence Westerly along the Northerly line of said Lot 12, Block 7, Altamont Acres, a distance of 93 feet to the point of beginning.

Parcel Two

A tract of land in Block 7, Altamont Acres, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the intersection of the North line of Laverne Avenue and the West line of Lot 11 of said Block 7, said point being 30 feet North from the centerline of Laverne Avenue; thence North along the West line of said Lot 11, 63.80 feet to a point; thence East and parallel to the North line of Laverne Avenue 93 feet to a point; thence South and parallel to the West line of said Lot 11, 63.80 feet to a point on the North line of Laverne Avenue; thence West along the North line of Laverne Avenue to the point of beginning.

Subject to:

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.

2. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.

Map Tax Lot No.: R-3909-010AC-04700-000

Key No.: R541328

This property is commonly known as 3507 Laverne, Klamath Falls, Oregon.

There is no consideration for this conveyance. It is done for purposes of estate planning.

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this 4th day of April 2011.

GRANTOR

Jean K. Jones
Jean K. Jones

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared the above-named Jean K. Jones on the 4th day of April, 2011, and acknowledged the foregoing instrument to be her voluntary act.
Before me:



Vicki Swindler
Notary Public for Oregon
My Commission Expires: 10-8-13