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2012-000694

Klamath County, Oregon



00112895201200006940020024

01/26/2012 12:27:46 PM

Fee: \$42.00

Stacy Keefe and Kristy Jacobs

P.O. Box 192

Bly, OR 97622

Grantor's Name and Address\*

Jack A. Jacobs

P.O. Box 110

Bly, OR 97622

Grantee's Name and Address\*

After recording, return to (Name and Address):

Jack A. Jacobs

P.O. Box 110

Bly, OR 97622

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

Jack A. Jacobs

P.O. Box 110

Bly, OR 97622

\*ORS 205 requires the first page of a recorded document to show the names and addresses of all parties. Use Stevens-Ness Form No. 1256, Cover Sheet for Instrument to be Recorded, if you need additional space.

## WARRANTY DEED

KNOW ALL BY THESE PRESENTS that Stacy Keefe and Kristy Jacobshereinafter called grantor, for the consideration hereinafter stated, to grantor paid by Jack A. Jacobs

hereinafter called 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 (legal description of property):

TWP 36 RNGE 14, BLOCK SEC 34,  
TRACT PLE W2SW4SE4, Acres 0.40  
MSX#

See exhibit A

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto 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 (if no exceptions, so state):

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 \$ 0. <sup>①</sup> However, the actual consideration consists of or includes other property or value given or promised which is ☐ the whole ☐ part of the (indicate which) consideration. <sup>①</sup> (The sentence between the symbols <sup>①</sup>, if not applicable, should be deleted. See ORS 93.030.)

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

IN WITNESS WHEREOF, grantor has executed this instrument on January 11, 2012; any signature on behalf of a business or other entity is made with the authority of that entity.

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.

Kristy Lynn Jacobs  
Stacy Keefe

STATE OF OREGON, County of Klamath ss.This instrument was acknowledged before me on January 25, 2012by Kristy L. Jacobs and Stacy O'Keefe

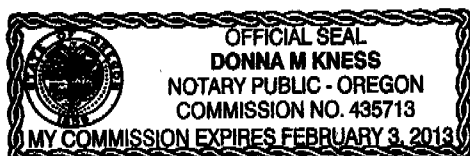
This instrument was acknowledged before me on

by

as

of

Anna M. Kness  
Notary Public for Oregon

My commission expires Feb. 3, 2013

20089

02305

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Beginning at the South quarter corner of Section 34, Township 36 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon; thence North along the North-South center line 610 feet to the true point of beginning; thence West 114 feet; thence North parallel with said center line 50 feet; thence East 114 feet; thence South 50 feet to the true point of beginning, being a portion of the SE1/4 SW1/4 of Section 34, Township 36 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon.

And

A parcel of land in the SE1/4 SW1/4 of Section 34, Township 36 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the South quarter corner of Section 34, Township 36 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon; thence North along the North-South center section line 600 feet to the true point of beginning; thence West 114 feet; thence North parallel to the North-South center section line 10 feet; thence East 114 feet; thence South along the North-South center section line 10 feet to the true point of beginning.

And

Beginning at a point North 00° 59' East 560 feet from the quarter section corner on the South side of Section 34, Township 36 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon; thence North 89° 52' West 114 feet; thence North 00° 59' East 50 feet; thence South 89° 52' East 114 feet; thence South 00° 59' West 50 feet to the point of beginning.

And

Beginning at a point North 00° 59' East 510 feet North from the quarter section corner on the South side of Section 34, Township 36 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon; thence North 89° 52' West 114 feet; thence North 00° 59' East 50 feet; thence South 89° 52' East 114 feet; thence South 00° 59' West 50 feet to the point of beginning.

Tax Account No.: 3614-034DC-02000-000

Key No.: 365394

