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NO PART OF ANY STEVENS-NESS FORM MAY BE REPRO

2012-011132

Klamath County, Oregon



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10/08/2012 10:18:41 AM

Fee: \$37.00

Wendy Gail Jones
 2632 Blv St.
 Klamath Falls, OR 97601
 Grantor's Name and Address*

Wendy Gail Jones And
 Jeffrey Lee Jones II
 2632 Blv St. Klamath Falls, OR 97601
 Grantee's Name and Address*

After recording, return to (Name and Address):

Wendy And Jeffrey Jones II
 2632 Blv St.
 Klamath Falls, OR 97601

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

Wendy And Jeffrey Jones II
 2632 Blv St
 Klamath Falls, OR 97601

*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.

SPACE RESERVED
 FOR
 RECORDER'S USE

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that Wendy Gail Jones

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by Wendy Gail Jones And
 Jeffrey Lee Jones II as husband And wife

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):

A tract of land situated in Lot 11, Block 1, of subdivision 2B "Homedale" Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin located North 59 degrees 53' West 150.0 feet from the Southeast corner of said Lot 11, thence North 59 degrees 53' West 75.0 feet along the North boundary of Leland Drive to an iron pin, thence North 12 degrees 02' East 109.0 feet to an iron pin, thence South 62 degrees 03' East 65.0 feet to an iron pin, thence South 07 degrees 40' West 114.8 feet more or less to the point of beginning.

EXCEPT that portion lying within the boundaries of Leland Drive.

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):

The above described property is free of encumbrances, except all those items of record, if any, as of the date of this deed.

, 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. 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. (The sentence between the symbols ①, 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 October 8, 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on October 8, 2012

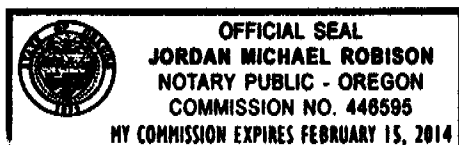
by Wendy Gail Jones

This instrument was acknowledged before me on N/A

by N/A

as N/A

of N/A



Jordan Robison
 Notary Public for Oregon

My commission expires 2/15/2014