



10/16/2014

**2014-009926**

Klamath County, Oregon

09/24/2014 03:19:45 PM

Fee: \$47.00

After recording return to:

Mountain West Investments, LLC, a  
 Delaware Limited Liability Company

Attn: Ken Ward 21 Shaw Ave.

Ferndale, CA 95536

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

Mountain West Investments, LLC, a  
 Delaware Limited Liability Company

Attn: Ken Ward 21 Shaw Ave.

Ferndale, CA 95536

Escrow No. MT101688SH

Title No. 0101688

SWD r.020212

### STATUTORY WARRANTY DEED

**Michael R. Jones,**

Grantor(s), hereby convey and warrant to

**Mountain West Investments, LLC, a Delaware Limited Liability Company,**

Grantee(s), the following described real property in the County of **Klamath** and State of Oregon free of encumbrances except as specifically set forth herein:

**A portion of Lots 23 and 24 of HOMEDALE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, being more particularly described as follows:**

**Beginning at a point on the Southwesterly boundary of Lot 23 of Homedale which point is North 66° 33' West, 360.5 feet from the most Southerly corner of said Lot 23; thence North 66° 33' West, 102.45 feet to a point; thence North 22° 15' East a distance of 295.7 feet to a point on the Northerly line of Lot 24; thence South 70° 37' East along the Northeasterly boundary of Lot 24 and 23 to a point 309.92 feet Northeasterly of the point of beginning; thence South 16° 58 1/2' West 309.92 feet to the point of beginning.**

The true and actual consideration for this conveyance is **\$36,000.00.**

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

**2014-2015 Real Property Taxes a lien not yet due and payable.**

4700

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.

Dated this 22 day of Sep, 2014

Michael R. Jones  
Michael R. Jones

AK  
9/22/14  
State of ~~Oregon~~ CALIFORNIA  
County of ~~Josephine~~ Los Angeles

This instrument was acknowledged before me on 9/22/14, 2014 by Michael R. Jones.

ABRAHAM M. KHOUREIS  
(Notary Public for ~~Oregon~~ CALIFORNIA)  
Abraham M. Khouris  
My commission expires 6/4/2015

AK  
9/22/14

