

2015-009361

Klamath County, Oregon



00174889201500093610020026

08/24/2015 08:30:31 AM

Fee: \$47.00

After Recording Return to:
Steve M. Zipper
Gevurtz Menashe
115 NW First Avenue, Suite 400
Portland, OR 97209

Until Further Notice, Send Tax Statements to:
No change

WARRANTY DEED

GORDON C. JONES, Grantor, conveys and warrants to Gordon C. Jones, Trustee, or his successor in trust, under the GORDON C. JONES REVOCABLE TRUST dated August 19, 2015, and any amendments thereto, Grantee, all of Grantor's undivided one-half (1/2) interest in the following described real property in the County of Klamath and State of Oregon, free of encumbrances except as specifically set forth herein:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN.

Such property is free from all encumbrances EXCEPT: conditions, covenants, restrictions and easements of record, if any.


The liability and obligations of the Grantor to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that would be available to Grantor under a standard policy of title insurance. The limitations contained herein expressly do not relieve Grantor of any liability or obligations under this instrument, but merely define the scope, nature, and amount of such liability or obligations.

The true and actual consideration paid for this conveyance is: \$0.00. This transfer is for estate planning purposes.

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.

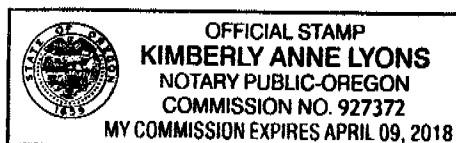
EXECUTED this 19th day of August, 2015.

GRANTOR:


Gordon C. Jones

STATE OF OREGON/County of Multnomah) ss.

This record was acknowledged before me on August 19, 2015 by Gordon C. Jones.




NOTARY PUBLIC FOR OREGON
My commission expires: 4-9-2018

EXHIBIT "A"

PARCEL 1

The S1/2 SW1/4 Section 16 the NE1/4 SW1/4 Section 16, the SE1/4 NW1/4 Section 16, the W1/2 NE1/4 NE1/4 Section 17, the E1/2 NW1/4 NE1/4 Section 17, the S1/2 SE1/4 Section 17, the NW1/4 SE1/4 Section 17, the W1/2 SW1/4 NE1/4 Section 17, the E1/2 SE1/4 NW1/4 Section 17, the E1/2 SE1/4 Section 20 lying Northerly of Military Crossing Road, N1/2 NE1/4 Section 20 and the SE1/4 NE1/4 Section 20 all being in said Township 30 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon. EXCEPTING THEREFROM Section 20, Township 30 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon. EXCEPTING FROM Section 20, Township 30 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, that portion described in Warranty Deed recorded June 2, 1959 in Volume 313, page 83, Deed Records of Klamath County, Oregon, by Hugh R. Knight and Ada Knight to J.S. Crepeau and Ray Denham, to wit:

Beginning at a point 900 feet East of the Southwest corner of the N1/2 of the NE1/4 of Section 20, Township 30 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence continuing due East for 660 feet and thence North for 660 feet and thence West for 660 feet and thence South 660 feet to the point of beginning.

PARCEL 2

The NE1/4 SW1/4 of Section 17 in said Township 30 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 3

A parcel of land situate in the N1/2 of the NE 1/4 of Section 20, Township 30 South, Range 9 East, Willamette Meridian, Klamath County, Oregon, being more particularly described as follows: Beginning at a point 900 feet East of the Southwest corner of the N1/2 NE 1/4 of Section 20, Township 30 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence continuing due East for 660 feet and thence North for 660 feet and thence West for 660 feet and thence South 660 feet to the point of beginning.
