

2015-011356

Klamath County, Oregon

10/15/2015 12:02:23 PM

Fee: \$52.00

AFTER RECORDING RETURN TO:

Law Offices of Nay & Friedenberg
6500 SW Macadam Avenue, Suite 300
Portland, OR 97239-3565

SEND TAX STATEMENTS TO:

Robert Jones
13750 Silver Lake Rd.
Chiloquin, OR 97624

STATUTORY WARRANTY DEED

ROBERT JONES and CAROL-LEE JONES, husband and wife, **GRANTOR**, conveys and warrants to ROBERT JONES, **GRANTEE**, the following described real property, situated in the County of Klamath, State of Oregon, free of encumbrances except as specifically set forth herein:

Attached as Exhibit A and incorporated herein.

(Commonly known as: 13750 Silver Lake Rd., Chiloquin, OR 97624)


Subject to and excepting: easements, rights of way, restrictions, conditions and encumbrances of record.

True and actual consideration for this conveyance is \$-0- plus other good and valuable consideration.

DATED this 9 day of October, 2015.


ROBERT JONES

CAROL-LEE JONES

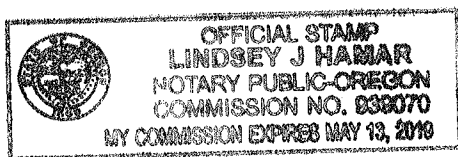
By: , Attorney-in-Fact for Carol-Lee Jones
Clint R. Jones, Attorney-in-Fact for Carol-Lee Jones

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)
) ss.
County of Klamath)

The above-named ROBERT JONES personally appeared before me on this 9 day of October, 2015, and acknowledged the foregoing instrument to be his voluntary act.

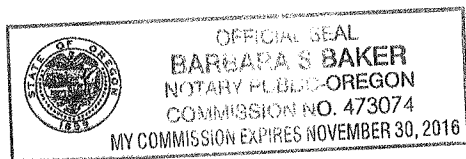




Notary Public for Oregon

STATE OF OREGON)
) ss:
County of Clackamas)

Personally appeared CLINT R. JONES before me on this 5th day of October, 2015, who, being duly sworn, did say that CLINT R. JONES is the attorney in fact for CAROL-LEE JONES and that CLINT R. JONES executed the foregoing instrument by authority of and in behalf of said principal; and CLINT R. JONES acknowledged said instrument to be the act and deed of said principal.





Notary Public for Oregon

EXHIBIT A

That portion of Lot 3 lying Southwesterly of the Silver Lake Road and that portion of Lot 4 lying Southwesterly of the Silver Lake Road in Section 10, and the N ½ of the NW ¼ of the NW ¼ of Section 15, all in Township 31 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

SUBJECT TO rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.

A 100 foot road right of way including the terms and provisions thereof, granted to Klamath County, by instrument recorded in Volume 286, page 79, Records of Klamath County, Oregon, recorded August 17, 1956.

Subject to easement for joint user roadway across a 30 ft. strip of land lying East of, adjoining and parallel to the Westerly boundary, as contained in Warranty Deed from George Pondella Jr. to Forrest G. Downing and Lillian M. Downing, husband and wife, recorded December 7, 1976 in Volume M76, page 19650, Microfilm Records of Klamath County, Oregon.

Subject to reservations, restrictions and easements created or recognized in the "Land Status Report" recorded in Volume 306, page 168, Records of Klamath County, Oregon.