



2016-000437
Klamath County, Oregon
01/15/2016 01:53:07 PM
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Ellis Ray Jones and Jeramy Jones

7833 Highway 66

Klamath Falls, OR 97601

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

Ellis Ray Jones and Jeramy Jones

7833 Highway 66

Klamath Falls, OR 97601

File No. 73894AM

STATUTORY WARRANTY DEED

Daniel R. Mohler and Ann Mohler, Trustees of the Daniel R. Mohler and Ann Mohler Revocable Living Trust,

Grantor(s), hereby convey and warrant to

Ellis Ray Jones and Jeramy Jones, as Tenants by the Entirety,

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 tract of land situated in the NE1/4 NW1/4 of Section 23, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the intersection of a line running North and South and distant from the West line of said NE1/4 NW1/4 of said Section 23, a distance of 750 feet Easterly and the North line of Klamath Falls-Keno Road or Highway; thence North and parallel with the said West line of said NE1/4 NW1/4 of said Section 23, a distance of 330 feet; thence Southwesterly and parallel with said Highway 214 feet to the TRUE POINT OF BEGINNING; thence Southeasterly to a point on the North line of said Highway Southwesterly 73 feet from the point of beginning; thence Southwesterly along said Highway to a line running North and South and distant from the West line of said NE1/4 NW1/4 of said Section 23 a distance of 486 feet, thence North and parallel with the West line of said NE1/4 of NW1/4 a distance of 330 feet, thence Northeasterly to the true point of beginning.

The true and actual consideration for this conveyance is \$209,900.00.

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:

Handwritten signature

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 15TH day of January, 2016.

The Daniel R. Mohler and Ann Mohler Revocable Living Trust

By: Daniel R. Mohler, TRUSTEE
Daniel R. Mohler, Trustee

By: Ann Mohler, Trustee
Ann Mohler, Trustee

State of Oregon } ss
County of Klamath }

On this 15th day of January, 2016, before me, Stacy Marie Howard a Notary Public in and for said state, personally appeared Daniel R. Mohler and Ann Mohler, Trustees of the Daniel R. Mohler and Ann Mohler Revocable Living Trust, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Stacy Marie Howard
Notary Public for the State of Oregon
Residing at: Klamath Falls, Oregon
Commission Expires: 10-19-19

