



2016-011183

Klamath County, Oregon

10/20/2016 09:24:01 AM

Fee: \$52.00

THIS SPACE RESE

After recording return to:

Donna Marie Kness and Johnney Duane Kness

P. O. Box 54

Bly, OR 97622

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

Donna Marie Kness and Johnney Duane Kness

P. O. Box 54

Bly, OR 97622

File No. 127997AM

STATUTORY WARRANTY DEED

Margaret A. Jacobs,

Grantor(s), hereby convey and warrant to

Donna Marie Kness and Johnney Duane Kness 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:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR COMPLETE LEGAL DESCRIPTION.

The true and actual consideration for this conveyance is **\$50,000.00.**

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:

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 13th day of Oct., 2016.

Margaret A. Jacobs
Margaret A Jacobs

State of OR } ss
County of Klamath

On this 13th day of Oct., 2016, before me, Debbie Sinnock a Notary Public in and for said state, personally appeared Margaret A. Jacobs, 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.

Debbie Sinnock
Notary Public for the State of OR
Residing at: Klamath Co
Commission Expires: 9-8-17

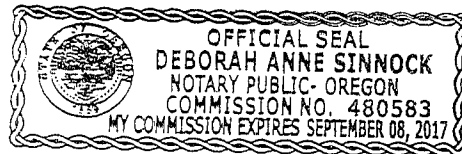


EXHIBIT "A"

PARCEL 1:

Lots 1 and 2, and that portion of Lot 10, in Block 1, PLAT OF THE TOWN OF BLY, more particularly described as follows:

All of Lot Ten (10), excepting that portion thereof conveyed to John R. Bieler, by deed dated Feb. 7, 1941 on page 357 of Vol. 135 of Deeds, and excepting that portion conveyed to Wilma Keffeler, by deed dated Feb. 1941, recorded Feb. 13, 1941, on page 359 of Vol. 135 of Deeds, both records of Klamath County, all being in Block One (1), Bly, Oregon, according to the duly recorded plat of said townsite on file in the office of the County Clerk of said County; together with the North half of vacated alley adjacent thereto.

PARCEL 2:

Lots 3 and 4 in Block 1 of the Town of Bly, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon, and South half of vacated alley, adjacent thereto.

PARCEL 3:

Lots 8 and 9 in Block 1, and all of that part of Lot 10, Block 1 described as follows:

Beginning at the Northwest corner of Lot 10, thence easterly along the North line of Lot 10, 54.66 feet; thence South At right angles, 23.40 feet, more or less to the South line of Lot 10; thence Northwesterly along the South line of Lot 10, 59.45 feet more or less to the point of beginning, all in townsite of Bly, Klamath County, Oregon, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Beginning at a point in the North line of Lot Ten (10), a distance of 54.66 feet Easterly front the Northwest corner of Lot Ten (10), thence Easterly along the North line of the lot 25.0 feet; thence South at right angles 34.1 feet more or less to the South line of the Lot Ten (10); thence Northwesterly along the South line of the lot 27.2 feet, more or less to the point South of at right angles to the North line of Lot Ten (10), the point of beginning; thence Northerly 23.4 feet more or less, to the point of beginning, also.

AND ALSO together with 1/2 of vacated Edsall Street which inurred to Lot 9.

ALSO together with the South half of vacated alley adjacent thereto.

PARCEL 4:

Lot 3, Block 2, of the Town of Bly, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon, TOGETHER with 1/2 of vacated Edsall Street which inurred to Lot 3.