



THIS SPACE RESER

2016-011664
Klamath County, Oregon
11/01/2016 10:39:00 AM
Fee: \$47.00

After recording return to:

James Jayne and Geneva Jayne

10899 Sprague River Rd.

Chiloquin, OR 97624

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

James Jayne and Geneva Jayne

10899 Sprague River Rd.

Chiloquin, OR 97624

File No. 136517AM

STATUTORY WARRANTY DEED

Shirley Jean Powers, Trustee, The Earl Joseph Powers, Jr. Family Trust, Trust A, UDT, dated September 18, 1991 (an Irrevocable Trust),

Grantor(s), hereby convey and warrant to

James Jayne and Geneva Jayne, 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:

Lot 1 in Block 2 of TRACT 1168, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$25,000.00.**

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 28th day of Oct., 2016

The Earl Joseph Powers, Jr. Family Trust, Trust A

By: X Shirley Jean Powers
Shirley Jean Powers, Trustee

State of California } ss
County of Fresno }

On this 28th day of October, 2016, before me, Beatriz Gonzalez a Notary Public in and for said state, personally appeared Shirley Jean Powers, ~~Trustee of The Earl Joseph Powers, Jr. Family Trust, Trust A, known or identified~~ to me to be the person(s) whose name(s) is/²⁴are 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.

Beatriz Gonzalez
Notary Public for the State of California
Residing at: Fresno CA.
Commission Expires: Jan 9, 2019
24

