

2017-014095

Klamath County, Oregon



00214508201700140950020026

12/12/2017 11:14:23 AM

Fee: \$47.00

Grantor
Sharon L. Jones 15861 S Wilshire Circle Oregon City, OR 97045
Grantee
Floyd R. Jones, Jr. 15861 S Wilshire Circle Oregon City, OR 97045
After recording return to: Until requested, all tax statements shall be sent to
Floyd R. Jones, Jr. 6240 SW 192 nd Ave. Aloha, OR 97078 Tax Account No.: R129738

STATUTORY BARGAIN AND SALE DEED

Sharon L. Jones, Grantor, conveys to Floyd R. Jones, Jr., Grantee, the following described real property situated in Klamath County, Oregon:

Lot 2 in Block 1 of WAGON TRAIL ACREAGES NUMBER TWO ("Wagon Trail property"), according to the official plat thereof on file in the office of the County Clerk of Klamath county, Oregon.

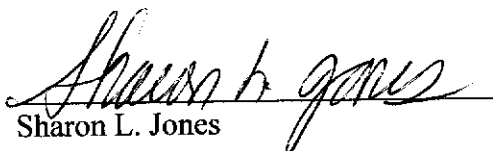
The true consideration for this conveyance is \$0, conveyed pursuant to Stipulated General Judgment of Dissolution of Marriage in the case of *Jones v. Jones*, Circuit Court State of Oregon, Clackamas County Case No. 17DR11267.

Grantor grants, all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee, and to Grantee's heirs and assigns forever, so that neither Grantor nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof. Grantor covenants that Grantor has not taken any action or suffered anything whereby the property conveyed herein has been encumbered in any way.

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 28 day of November, 2017.

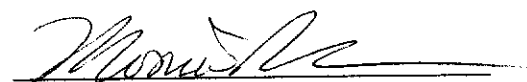

Sharon L. Jones

Grantor Acknowledgement

STATE OF OREGON

COUNTY OF CLACKAMAS

Acknowledge before me, Monica M Dahrens, a Notary Public, this 28th day of November, 2017 by Sharon L. Jones, proven on the basis of satisfactory evidence to be the Grantor who has acknowledged the said instrument to be the Grantor's voluntary and lawful act and deed.


Notary Public for the State of Oregon

My commission expires: July 27, 2018

