

2018-015454

Klamath County, Oregon



00233856201800154540010014

12/28/2018 02:55:50 PM

Fee: \$82.00

After recording return to:

Sarah Belle Jones and Andrew Lee Jones
5522 Leland Drive
Klamath Falls, OR 97603
Grantor

WARRANTY DEED

Until a change is requested, all tax statements
shall be sent to the following address:
Sarah Belle Jones and Andrew Lee Jones, Trustees
Same as above

KNOW ALL MEN BY THESE PRESENTS, That Sarah Belle Jones and Andrew Lee Jones, hereinafter called the grantors, for the consideration hereinafter stated, to grantor paid by Sarah Belle Jones and Andrew Lee Jones, Trustees, of the S & A Jones Family Living Trust hereinafter called the grantee, do hereby grant, bargain, sell and convey unto the said grantees and grantees' heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

A parcel of land situate in Lot 7, Block 2, "Subdivision of Blocks 2 B and 3 of Homedale" a duly recorded subdivision in Klamath County, Oregon said parcel being more particularly described as follows:

Commencing at the Southwest corner of said Lot 7; thence South 55°04'30" East along the Southerly boundary of said Lot 7, 171.43 feet to the point of beginning for this description; thence continuing South 55°04'30" East, 35.00 feet; thence leaving the Southerly line of said Lot 7, North 00°10' East, 125.34 feet; thence South 15°25'59" West, 109.24 feet to the point of beginning containing 1802 square feet more or less.

Subject to: Covenants, conditions and/or easements, if any affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 APPROVED USES, 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 197.352

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except those of record and those apparent upon the land, if any, as of the date of this deed, and that grantor will warrant and forever defend the said premises and every part of parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars is other than money.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the undersigned grantors, have executed this instrument December 27, 2018.

Sarah B. Jones
Sarah Belle Jones

Andrew L. Jones
Andrew Lee Jones

STATE OF OREGON, County of Klamath)ss.

On December 27, 2018, personally appeared the above named Sarah Belle Jones and Andrew Lee Jones and acknowledge the foregoing instrument to be their voluntary act and deed.

Before me: *[Signature]*
Notary Public for Oregon
My Commission Expires, July 18, 2021

