

2018-015455

Klamath County, Oregon



00233857201800154550010010

12/28/2018 02:55:57 PM

Fee: \$82.00

**After recording return to:**

Sarah Belle Jones and Andrew Lee Jones, Trustees  
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 grantees, do hereby grant, bargain, sell and convey unto the said grantee 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:

Lots 36 and 37 in Block 10 of ST. FRANCIS PARK, according to the official plat thereof on file in the office of the County clerk of Klamath County, Oregon.

Account No. 3909-002CC-00500-000

**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 party 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 Belle 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:   
Notary Public for Oregon  
My Commission Expires: July 18, 2021

