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2019-009723

Klamath County, Oregon



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08/23/2019 02:44:35 PM

Fee: \$92.00

After recording, return to:
Brandsness, Brandsness & Rudd, P.C.
Attorneys at Law
411 Pine Street
Klamath Falls, OR 97601

Send tax statements to:
Joseph P. Jones
273 W. Oregon Avenue
Klamath Falls, OR 97601

Grantor:

Andrew V. Jones and Joseph P. Jones,
Co-Personal Representatives of the
Estate of Arlyn M. Jones
273 W. Oregon Avenue
Klamath Falls, OR 97601

Grantees:

Andrew V. Jones
11769 Hwy 66
Klamath Falls, OR 97601

Joseph P. Jones
273 W. Oregon Avenue
Klamath Falls, OR 97601

DEED OF PERSONAL REPRESENTATIVE

Andrew V. Jones and Joseph P. Jones, Co-Personal Representatives of the Estate of Arlyn M. Jones, deceased (Klamath County Circuit Court Case No. 18PB07356), Grantor, conveys to Andrew V. Jones and Joseph P. Jones, as tenants in common, Grantees, the following described real property located in Klamath County, Oregon:

See Exhibit A, attached hereto and incorporated by this reference.

The true and actual consideration for this conveyance is \$0.00; estate distribution.

THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS THAT, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND THAT LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, IN ALL ZONES. 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, AND 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 OWNERWS, 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. THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY BE SUBJECT TO SPECIAL ASSESSMENT UNDER ORS 358.505.

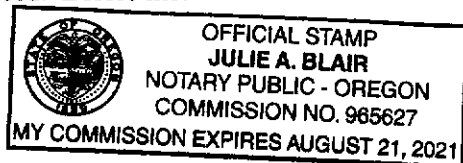
Dated this 22 day of August, 2019.

Andrew V Jones

Andrew V. Jones, Co Personal Representative of the
Estate of Arlyn M. Jones, deceased.

STATE OF Oregon)
) ss.
County of Klamath)

Personally appeared, Andrew V. Jones, Co-Personal Representative of the Estate of Arlyn M. Jones, deceased, on this 22nd day of August, 2019, and acknowledged the foregoing to be his true act and deed. Before me:



Julie Blair

Notary Public for Oregon

My commission expires: 8/21/21

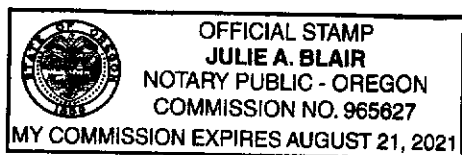
Dated this 22 day of August, 2019.

Joseph P. Jones

Joseph P. Jones, Co Personal Representative of the
Estate of Arlyn M. Jones, deceased.

STATE OF Oregon)
) ss.
County of Klamath)

Personally appeared, Joseph P. Jones, Co-Personal Representative of the Estate of Arlyn M. Jones, deceased, on this 22nd day of August, 2019, and acknowledged the foregoing to be his true act and deed. Before me:



Julie Blair

Notary Public for Oregon

My commission expires: 8/21/21

Exhibit A

An undivided $\frac{1}{3}$ interest in real property located in Klamath County, Oregon, more particularly described as follows:

Real estate situate in the County of Klamath, State of Oregon, described as follows: Beginning at a point on the section line between Section 26 and Section 35, Township 34 South, Range 6 E.W.M., 675.7 feet West of the $\frac{1}{4}$ Section corner; then South along the West line of the $NE\frac{1}{4}$ $NE\frac{1}{4}$ of $NW\frac{1}{4}$, Section 35 and of the $N\frac{1}{2}$ $SE\frac{1}{4}$, $NE\frac{1}{2}$ $NW\frac{1}{4}$ of Section 35, a distance of 990 feet; thence East on the South line of the $N\frac{1}{2}$ $SE\frac{1}{4}$, $NE\frac{1}{4}$ $NW\frac{1}{4}$, Section 35, a distance of 530 feet; thence North a distance of 330 feet; thence West a distance of 135 feet; thence North a distance of 660 feet to intersect the above mentioned section line 395 feet East of point of beginning, comprising 10 acres.

EXCEPTING FROM the legal description above, the following: A portion of the $NE\frac{1}{4}$ $NE\frac{1}{4}$ $NW\frac{1}{4}$ and $N\frac{1}{2}$ $SE\frac{1}{4}$ $NE\frac{1}{4}$ $NW\frac{1}{4}$ of Section 35, Township 34 South, Range 6 East of the Willamette Meridian, more particularly described as follows: Beginning at the Northwest corner of $NE\frac{1}{4}$ $NE\frac{1}{4}$ $NW\frac{1}{4}$ of said Section; thence East along the North Section line a distance of 155 feet to the TRUE POINT OF BEGINNING; thence South parallel with the West line of the $NE\frac{1}{4}$ $NE\frac{1}{4}$ $NW\frac{1}{4}$ and $N\frac{1}{2}$ $SE\frac{1}{4}$ $NE\frac{1}{4}$ $NW\frac{1}{4}$ a distance of 825 feet; thence East parallel with the South line of the $N\frac{1}{2}$ $SE\frac{1}{4}$ $NE\frac{1}{4}$ $NW\frac{1}{4}$ a distance of 375 feet; thence North a distance of 165 feet; thence West a distance of 135 feet; thence North a distance of 660 feet to the North Section line to a point that is 240 feet of the TRUE POINT OF BEGINNING; thence West along the Section line a distance of 240 feet to the true point of beginning.

Map Tax Lot #R3406-035BA-00300-000

Property ID #R73066