



2020-001345

Klamath County, Oregon

02/03/2020 11:48:01 AM

Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Larry Oner Alexander and Charlotte Alexander

611 South Utah Ave.

Fruitland, ID 83619

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

Larry Oner Alexander and Charlotte Alexander

5113 Chestnut Lane

Klamath Falls, OR 97601

File No. 347139AM

STATUTORY WARRANTY DEED

ARTHUR J. JONES and BETTY K. JONES, TRUSTEES, or the successor(s) in trust, under the JONES FAMILY TRUST, dated May 11, 2016 and any amendments thereto, wherein ARTHUR J. JONES and BETTY K. JONES are also Settlers and Beneficiaries,

Grantor(s), hereby convey and warrant to

Larry Oner Alexander and Charlotte Alexander, 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 67, TRACT 1437 - THE WOODLANDS - PHASE 2, 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:

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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 30 day of January, 2020.

The Jones Family Trust

By: Arthur J. Jones
Arthur J. Jones, Trustee

By: Betty K. Jones
Betty K. Jones, Trustee

State of Oregon) ss
County of Clackamas

On this 30 day of January, 2020, before me, Sherry A. Hurliman a
Notary Public in and for said state, personally appeared Arthur J. Jones and Betty K. Jones, Trustees under the Jones Family Trust, dated May 11, 2016, known or identified to me to be the person(s) whose name(s) is/are 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.

Sherry A. Hurliman
Notary Public for the State of Oregon
Residing at: Clackamas
Commission Expires: 12-7-21

