



THIS SPACE RESERVED FOR

2020-002323
Klamath County, Oregon
02/26/2020 01:27:33 PM
Fee: \$87.00

After recording return to:
Shannon Lee Jones
3704 Christine Ln
Klamath Falls, OR 97603

Until a change is requested all tax statements shall be
sent to the following address:
Shannon Lee Jones
3704 Christine Ln
Klamath Falls, OR 97603
File No. 329343AM

STATUTORY WARRANTY DEED

Harvey L. Spears, Jr. and Gretchen Spears,
as Tenants by the Entirety ,
Grantor(s), hereby convey and warrant to

Shannon Lee Jones,
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:

A parcel of land situate in Section 9, Township 39 South, Range 10 East of the Willamette Meridian,
Klamath County, Oregon, being more particularly described as follows:

Beginning at a 5/8 inch iron pin marking the Southeast corner of Lot 5, Block 2, PINE GROVE
RANCHETTES, a duly platted and recorded subdivision in Klamath County, Oregon; thence South 89° 55'
00" East, 208.29 feet; thence North 00° 08' 00" East 227.67 feet; thence North 89° 52' 00" West, 208.29 feet
to a 5/8 inch iron pin on the Northeast corner of said Lot 5, Block 2; thence South 00° 08' 00" West along
the East line of said Lot 5, Block 2, 227.84 feet to the point of beginning.

The true and actual consideration for this conveyance is \$240,000.00.
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:

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 28 day of January, 2020

Harvey L. Spears Jr.
Harvey L. Spears Jr.

Gretchen Spears
Gretchen Spears

State of Oregon } ss
County of Lane }

On this 28 day of January, 2020, before me, Matthew Raymond Klein a Notary Public in and for said state, personally appeared Harvey L. Spears Jr. and Gretchen Spears, 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.

Matthew Klein
Notary Public for the State of Oregon
Residing at: Lane Co.
Commission Expires: 12-3-21

