



2020-008935

Klamath County, Oregon

07/21/2020 02:35:49 PM

Fee: \$92.00

THIS SPACE RESERVED FOR

After recording return to:

James Richard Vaughan

5731 North Hills Dr.

Klamath Falls, OR 97603

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

James Richard Vaughan

5731 North Hills Dr.

Klamath Falls, OR 97603

File No. 386289AM

STATUTORY WARRANTY DEED

A one-third (1/3) tenants in common interest to David A. Jones and Michele E. Jones, Trustees of the David and Michele Jones Trust dated September 9, 2010; and a one-third (1/3) tenants in common interest, to Anthony W. Bakker and Sara M. Bakker as tenants by the entirety; and a one-third (1/3) tenants in common interest to Jake A. Bakker and Jennifer L. Bakker, as tenants by the entirety,

Grantor(s), hereby convey and warrant to

James Richard Vaughan,

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 386, RUNNING Y RESORT PHASE 6, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The consideration paid for the transfer is \$225,000.00, PURSUANT TO AN IRC 1031 TAX DEFERRED EXCHANGE ON BEHALF OF GRANTOR/GRANTEE.

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:

"2020-2021 Real Property Taxes, a lien not yet due and payable"

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 16 day of July, 2020.

The David and Michele Jones Trust

By: David A. Jones
David A. Jones, Trustee

By: Michele E. Jones
Michele E. Jones, Trustee

Anthony W. Bakker
Anthony W. Bakker

Sara M. Bakker
Sara M. Bakker

Mike A. Bakker
Mike A. Bakker

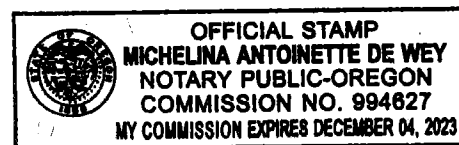
Jennifer L. Bakker
Jennifer L. Bakker

State of OREGON ss
County of JACKSON

On this 16 day of July, 2020, before me, Micheline A deWey a Notary Public in and for said state, personally appeared David A. Jones and Michele E. Jones, Trustees of The David and Michele Jones Trust, 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.

Micheline A deWey
Notary Public for the State of OREGON
Residing at: Medford
Commission Expires: 12/04/23

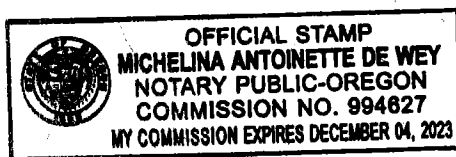


State of OREGON ss
County of JACKSON

On this 16 day of July, 2020, before me, Micheline A. de Wey, a Notary Public in and for said state, personally appeared Anthony W. Bakker and Sara M. Bakker, 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.

Micheline A. de Wey
Notary Public for the State of OREGON
Residing at: Medford
Commission Expires: 12/04/23



State of OREGON ss
County of JACKSON

On this 16 day of July, 2020, before me, Micheline A. de Wey, a Notary Public in and for said state, personally appeared Jake A. Bakker and Jennifer L. Bakker, 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.

Micheline A. de Wey
Notary Public for the State of OREGON
Residing at: Medford
Commission Expires: 12/04/23

