



THIS SPACE RESERVED FOR

2021-000903
Klamath County, Oregon
01/20/2021 10:08:01 AM
Fee: \$92.00

After recording return to:
Lane Colvin
401 Mina Ln
Grants Pass, OR 97526

Until a change is requested all tax statements shall be
sent to the following address:
Lane Colvin
401 Mina Ln
Grants Pass, OR 97526
File No. 429729AM

STATUTORY WARRANTY DEED

Andrew V. Jones and Joseph P. Jones,
as Tenants in Common as to an undivided 1/3 interest;

Andrew V. Jones,
as to an undivided 1/3 interest;

Joseph P. Jones and Debra J. Jones,
as Tenants by the Entirety as to an undivided 1/3 interest;

all as Tenants in Common,
Grantor(s), hereby convey and warrant to

Lane Colvin,
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:

See Attached Exhibit 'A'

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

3406-035BA-00300 73066

The true and actual consideration for this conveyance is \$50,000.00.
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 LAWSUTTS 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 13 day of January, 2021.

ⓧ Andrew V. Jones
Andrew V. Jones

ⓧ Joseph P. Jones
Joseph P. Jones

ⓧ Debra J. Jones
Debra J. Jones

State of Oregon } ss
County of Klamath

On this 13 day of January, 2021, before me, Lisa Legget-Weatherby a Notary Public in and for said state, personally appeared Andrew V. Jones, Joseph P. Jones and Debra J. Jones, 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.

Lisa Legget-Weatherby
Notary Public for the State of Oregon
Residing at: Oregon
Commission Expires: 10/1/2023

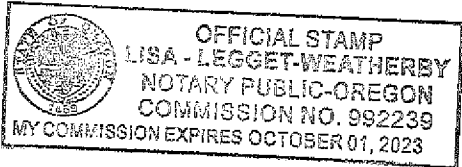


EXHIBIT 'A'

File No. 429729AM

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 East of the Willamette Meridian, 675.7 feet West of the 1/4 Section corner; thence South along the West line of the NE1/4 NE1/4 of the NW1/4, Section 35 and of the N1/2 SE1/4 NE1/2 NW1/4 of Section 35, a distance of 990 feet; thence East on the South line of the N1/2 SE1/4 NE1/4 NW1/4, 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, thence West 395 feet to the point of beginning.

Excepting from the legal description above, the following: A portion of the NE1/4 NE1/4 NW1/4 and N1/2 SE1/4 NE1/4 NW1/4 of Section 35, Township 34 South, Range 6 East of the Willamette Meridian, more particularly described as follows: Beginning at the Northwest corner of NE1/4 NE1/4 NW1/4 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 NE1/4 NE1/4 NW1/4 and N1/2 SE1/4 NE1/4 NW1/4 a distance of 825 feet; thence East parallel with the South line of the N1/2 SE1/4 NE1/4 NW1/4 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 East of the true point of beginning.; thence West along the Section line a distance of 240 feet to the true point of beginning.