

Returned at Counter

After Recording, Return To:

Frank Jones III
11725 Sprague River Road
Chiloquin, OR 97624

Mail Tax Statements To:

Frank Jones III
11725 Sprague River Road
Chiloquin, OR 97624

2021-010321

Klamath County, Oregon



00283163202100103210020025

07/01/2021 01:38:40 PM

Fee: \$87.00

QUITCLAIM DEED

(ORS §93.110)

FRANK JONES III, the GRANTOR, HEREBY RELEASES AND QUITCLAIMS TO FRANK JONES III AND ZACHARY JONES, not as tenants in common, but as joint tenants with rights to survivorship, the GRANTEES, THE FOLLOWING described real property located in the County of Klamath, State of Oregon:

The SE1/4 SW1/4 of Section 5, Township 35 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM:

A parcel of land situated in the SW1/4 of Section 5, T35S, R9E, W.M., Klamath County, Oregon being more particularly described as follows:

Beginning at a 5/8 inch iron pin marking the southeast corner of said SW1/4 thence N89°35'56" W along the south line of said section 5, 912.37 feet to the mean centerline of Sprague River; thence N10°21'27" West along said river centerline and the extension thereof 1343 feet more or less to the north line of S1/2 of said SW1/4; thence easterly along said north line of the S1/2 SW1/4, 65 feet more or less to the southwest right-of-way line of the Sprague River – Chiloquin Highway; thence Southeasterly along said right-of-way line, 1335 feet more or less to the east line of said SW1/4; thence leaving said right-of-way line southerly along said east line SW1/4 555 feet more or less to the point of beginning. Also excepting therefrom that portion of the SE1/4 SW1/4 lying westerly of the above described parcel of land. Also excepting therefrom the right-of-way of Sprague River Road.

More commonly known as 11725 Sprague River Road, Chiloquin, OR.

The true consideration for this conveyance is \$0 ("None"), being for the purposes of estate planning.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

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.

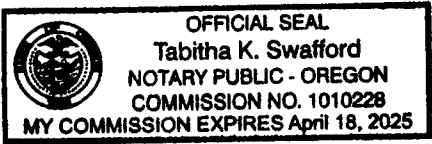
Dated this 1 day of July, 2021.


FRANK JONES III

STATE OF OREGON

COUNTY OF KLAMATH

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) ss.
)



The foregoing instrument was acknowledged before me on this July 1, 2021, by FRANK JONES III.

Tabitha K Swafford
NOTARY PUBLIC
My Commission Exp: April 18, 2025