



2021-013427

Klamath County, Oregon

09/02/2021 08:58:01 AM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Randy L. Shaw and Carolyn J. Shaw, Trustees of the

Randy L. Shaw and Carolyn J. Shaw Family Trust

3815 South Sixth St. Suite 110

Klamath Falls, OR 97603

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

Randy L. Shaw and Carolyn J. Shaw, Trustees of the

Randy L. Shaw and Carolyn J. Shaw Family Trust

3815 South Sixth St. Suite 110

Klamath Falls, OR 97603

File No. 481838AM

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,

Grantor(s), hereby convey and warrant to

Randy L. Shaw and Carolyn J. Shaw, Trustees of the Randy L. Shaw and Carolyn J. Shaw Family Trust,

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 111, Tract 1437, The Woodlands Phase 2, according to the official plat thereof on file in the office of the County Clerk, 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:

2021-2022 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 31 day of August, 2021 *BJ*

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 Douglas }

On this 31 day of August, 2021, before me, Teresa Rush a Notary Public in and for said state, personally appeared Arthur J. Jones and Betty K. Jones known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Jones Family Trust dated May 11, 2016, and acknowledged to me that he/she/they executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Teresa Rush
Notary Public for the State of Oregon

Residing at: Oregon

Commission Expires: 10-10-2022

