

Albert E. Jones and Betty L. Jones
21746 Highway 14 E
Dairy, Oregon 97625

Grantor's Name and Address

Albert E. Jones and Betty L. Jones
21746 Highway 14 E
Dairy, Oregon 97625

Grantee's Name and Address

After recording, return to:
DEASON GARNER & HANSEN
6024 E. 32nd Street
Yuma, AZ 85365

Until requested otherwise, send all tax statements to:
Grantor's Name and Address

Albert E. Jones and Betty L. Jones
21746 Highway 14 E
Dairy, Oregon 97625

2021-016242

Klamath County, Oregon

10/28/2021 09:24:01 AM

Fee: \$87.00

STATUTORY WARRANTY DEED

Albert E. Jones and Betty Lou Jones, also known as Betty L. Jones, Grantors, conveys all of their interest to Albert E. Jones and Betty L. Jones, Trustees, or their successors in interest, of the A & B Jones Trust, dated February 5, 2019, Grantee, the following real property free of liens and encumbrances, except as specifically set forth herein:

A parcel of land situated in the E1/2 of Section 33 and the W1/2 of Section 34, Township 38 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

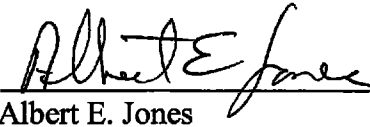
Beginning at a 5/8" iron pin on the East line of said Section 33, from which the Southeast corner of said Section 33 bears South 1830.00 feet, thence from said point of beginning leaving said Section line, South 89°West 350.10 feet to a 5/8" iron pin; thence North 00°02'28" West 786.35 feet to a point, from which a 5/8" iron pin on the Southerly right of way line of the Klamath Falls-Lakeview Highway (Oregon Highway No. 140) bears North 00°02'28" West 430.00 feet, thence North 89°57'32" East 250.00 feet to a point; thence North 00°02'28" West to a point on the Southerly right of way line of said Klamath Falls-Lakeview Highway; thence Northeasterly along the Southerly right of way line of said Klamath Falls-Lakeview Highway to the most Westerly corner of that certain parcel of land described in a Deed recorded in Volume M74, page 8225, Microfilm Records of Klamath County; thence Southeasterly leaving said right of way line, along the Southerly line of said parcel described in a Deed recorded in Volume M74, page 8225, Microfilm Records of Klamath County; thence Southeasterly leaving said right of way line, along the Southerly line of said parcel described in a Deed recorded in Volume M74, page 8225, Microfilm Records of Klamath County, the following bearings and distances; South 42° East 115.00 Feet, North 89° East 295.00 feet, South 71° 30' East 84.00 feet to the most Southwesterly corner of that tract of County; thence Southeasterly along the Southerly line of that certain tract of land described in said Volume 66 at page 552 to a point in a fence on the Westerly line of that tract of land described in Deed recorded in Volume 245 at page 17, West line of that tract of land described in Deed recorded in Volume 245 at page 17 to a 5/8" iron pin, from which a 5/8" iron pin on the South line of said Section 34 bears South 00° 54'00" East 1569.00 Feet; thence South 89°06' West 310.00 feet to 5/8" iron pin; thence North 00°54'00" West 413.40 feet to a 5/8" iron pin; thence North 89°52'00" West 980.85 feet to a 5/8" iron pin on the West line of said Section 34, thence South along the West line of said Section 34, 152.85 feet to the point of beginning.

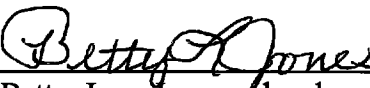
SUBJECT TO: Easements, conditions and restrictions of record on file with the County of Lake.

The true consideration for this conveyance is \$ NONE (Here, comply with the requirements of ORS 93.030.)

DATED: February 20, 2019

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.


Albert E. Jones


Betty Lou Jones, also known as Betty L. Jones

STATE OF ARIZONA

)
SS

COUNTY OF YUMA

)

The foregoing instrument was acknowledged before me on this 20th day of February, by Albert E. Jones and Betty Lou Jones, also known as Betty L. Jones, on this 20th day of February.


Notary Public

