

BS

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED

2021-017604

Klamath County, Oregon



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11/24/2021 12:41:54 PM

Fee: \$87.00

 SPACE RESERVED  
 FOR  
 RECORDER'S USE

 Elough, Jennifer Leigh  
 2875 Kane St  
 Klamath Falls, OR 97603

Grantor's Name and Address

 ARIS Gonzales  
 667 Bingham Brown Rd  
 Eagle Point, OR 97524

Grantee's Name and Address

After recording, return to (Name and Address):

 Jennifer Leigh Clough  
 2875 Kane St  
 Klamath Falls, OR 97603

Until requested otherwise, send all tax statements to (Name and Address):

 Jennifer Leigh Clough  
 2875 Kane St  
 Klamath Falls, OR 97603

## WARRANTY DEED

 Jennifer Leigh Clough ~~and ARIS Gonzales~~

("grantor"), for the consideration below, does hereby grant, bargain, sell and convey to

 Jennifer L. Clough and ARIS Gonzales  
 With rights of survivorship  
 ("grantee"), all of that certain real property,  
 with all rights and interests belonging or relating thereto, situated in \_\_\_\_\_ County, Oregon, described as  
 follows (legal description of property: description space continued on reverse):

 Tract 9 of Bailey Tracts, EXCEPT the South 67 feet of the West 103 feet of Tract 9, according to the official  
 plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

To Have and to Hold the same to grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid by grantee to grantor for this transfer is (check one or both; see ORS 93.030):

☒ \$ 0 \_\_\_\_\_:

☐ other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration.

(CONTINUED)



And grantor hereby covenants to and with grantee, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state):

and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the encumbrances described above.

In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

Grantor has executed this instrument on November 23, 2021; any signature on behalf of a business or other entity is made with the authority of that entity.

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.

*Jennifer Clough*

STATE OF OREGON, County of Jackson ) ss.

This record was acknowledged before me on November 23, 2021  
by Jennifer Clough

This record was acknowledged before me on  
by \_\_\_\_\_  
as \_\_\_\_\_  
of \_\_\_\_\_

*[Signature]*  
Notary Public for Oregon  
My commission expires April 14, 2025

