

**2021-017880**

**Klamath County, Oregon**

12/02/2021 11:11:01 AM

Fee: \$92.00

**After recording, return to:**

Gerry Gaydos  
Hershner Hunter, LLP  
P.O. Box 1475  
Eugene, OR 97440

**Until a change is requested,  
mail all tax statements to:**

Clara M. Jones, Trustee  
5300 Holmes Run Pkwy., Unit 808  
Alexandria, VA 22304

**BARGAIN AND SALE DEED**

Clara M. Jones, Grantor, conveys to Clara M. Jones, Trustee of the Clara M. Jones Revocable Living Trust, dated August 3, 2004, Grantee, the real property situated in Klamath County, state of Oregon, described on the attached Exhibit A.

The true consideration for this conveyance is estate planning

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: November 10, 2021.

Clara M. Jones  
Clara M. Jones

STATE OF VIRGINIA       )  
  ) ss.  
COUNTY OF Arlington       )

This instrument was acknowledged before me on November 10<sup>th</sup>, 2021, by Clara M. Jones.

[Signature]

Notary Public for Virginia

My commission expires: 07/31/2022



EDWARD MANUEL ESCOBAR  
NOTARY PUBLIC  
REG. #7815788  
COMMONWEALTH OF VIRGINIA

MY COMMISSION EXPIRES JULY 31, 2022

Exhibit A

Legal Description

**Tract 1024, Lots 1 and 2, Block 4, RIVER WEST situated in the South one-half of Section 25, T24S, R8E, W.M. in the County of Klamath, State of Oregon.**