



THIS SPACE RESERVED FOR

2022-007935
Klamath County, Oregon
06/28/2022 11:47:01 AM
Fee: \$87.00

After recording return to:

Leah C. Phillips and Kathryn D. Manley

706 Main St., Ste. A

Klamath Falls, OR 97601

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

Leah C. Phillips and Kathryn D. Manley

706 Main St., Ste. A

Klamath Falls, OR 97601

File No. 537572AM

STATUTORY WARRANTY DEED

Jones Bros, LLC, an Oregon Limited Liability Company,

Grantor(s), hereby convey and warrant to

Leah C. Phillips and Kathryn D. Manley, as Tenants by the Entirety,

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:

A parcel of land situated in the NE1/4 of the NE1/4 of Section 32, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point North 38° 56' East 112 feet distance from the Northeasterly corner of Block 78 of KLAMATH ADDITION to the City of Klamath Falls; thence North 38° 56' East 52 feet; thence South 51° 4' East 100 feet; thence South 38° 56' West 52 feet; thence North 51° 4' West 100 feet to the place of beginning; corresponding to what is known as Lot 4, of Block 79 of KLAMATH ADDITION to the City of Klamath Falls, Oregon.

The true and actual consideration for this conveyance is \$310,000.00.

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:

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 14 day of June, 2022

Jones Bros, LLC, an Oregon Limited Liability Company

By: [Signature]
Bryan Irwin, Member

By: [Signature]
Stan Langdon, Member

State of Oregon} ss
County of Klamath}

On this 14 day of June, 2022, before me, Melissa Cook a Notary Public in and for said state, personally appeared Bryan Irwin & Stan Langdon known or identified to me to be the Managing Member in the Limited Liability Company known as Jones Bros, LLC, an Oregon Limited Liability Company who executed the foregoing instrument, and acknowledged to me that he/she executed the same in said LLC name.

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

[Signature]
Notary Public for the State of Oregon
Residing at: Kamath
Commission Expires: 3/7/26

