



2022-009666
Klamath County, Oregon
08/09/2022 09:18:01 AM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Johnnie Jones and Heather Jones

181 Ward Rd.

Washougal, WA 98671

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

Johnnie Jones and Heather Jones

181 Ward Rd.

Washougal, WA 98671

File No. 556195AM

STATUTORY WARRANTY DEED

Heidi M. Carver, Trustee of the HM Carver Rental Investments 401K PSP Trust,

Grantor(s), hereby convey and warrant to

Johnnie Jones and Heather Jones, 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:

The South 1/2 of Tract 23, BAILEY TRACTS, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon EXCEPTING THEREFROM a right of way for Enterprise Irrigation District ditch.

The true and actual consideration for this conveyance is \$245,000.00.

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:

2022-2023 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 5 day of August, 2022

HM Carver Rental Investments 401K PSP Trust

Heidi M. Carver, Trustee
Heidi M. Carver, Trustee

State of Oregon} ss.

County of Lincoln

On this 5th day of August, 2022, before me, The undersigned a Notary Public in and for said state, personally appeared Heidi M. Carver known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the HM Carver Rental Investments 401K PSP Trust, 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.

Christine Jean Gibbs
Notary Public for the State of Oregon
Residing at: Hemlock, OR
Commission Expires: 4-18-25

