

2023-000881

Klamath County, Oregon

02/09/2023 08:22:01 AM

Fee: \$87.00

After Recording Return To:

Gregory V. Goebel
PO Box 667
Albany, OR 97321

Grantor's Name and Address:

Randall A. Jones
30830 Pineway Rd.
Lebanon, OR 97355

Grantee's Name and Address:

Randall A. Jones and Jeri A. Jones, Trustees of the Randy
and Jeri Jones Trust dated February 8, 2023
30830 Pineway Rd.
Lebanon, OR 97355

Send Tax Statements To:

Grantee

Assessor's Account No.:

R135561

BARGAIN AND SALE DEED

Randall A. Jones, hereinafter referred to as Grantor, for the consideration hereinafter stated, does hereby convey unto Randall A. Jones and Jeri A. Jones, as Trustees of and for the benefit of the Randy and Jeri Jones Trust, dated February 8, 2023, hereinafter referred to as Grantee, and unto Grantee's heirs, successors and assigns, all of Grantor's interest in that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows:

Lot 6 and 7 in Block 2 of NEW PINE ACRES, according to the official plat thereof on file in the office of the Count Clerk of Klamath County, Oregon.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.
2. The **2014-2015** Taxes, a lien not yet payable.

TO HAVE AND TO HOLD the same unto Grantee and Grantee's heirs, successors and assigns forever.

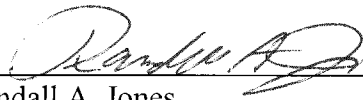
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.00 (estate planning).

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

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.

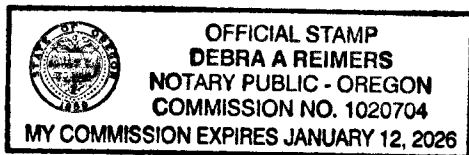
IN WITNESS WHEREOF, the Grantor has executed this instrument on February 8, 2023.



Randall A. Jones

STATE OF OREGON)
) ss.
County of Linn)

This instrument was acknowledged before me on February 8, 2023, by Randall A. Jones, as Grantor.





NOTARY PUBLIC FOR OREGON