

RECORDING REQUESTED BY:


Western Title & Escrow

2365 NW Kline Street, Suite 201
Roseburg, OR 97471

GRANTOR'S NAME:

Mark T. Jones and Katharine E. Jones, Gregory P. Jones, Rachel A. Jones, and Jonathan S. Jones

GRANTEE'S NAME:

Stormie Givens

AFTER RECORDING RETURN TO:

Order No.: WT0248645-LKC

Stormie Givens
425 Bernard Ln.
Chemult, OR 97731

SEND TAX STATEMENTS TO:

Stormie Givens
425 Bernard Ln.
Chemult, OR 97731

2023-001548

Klamath County, Oregon

03/07/2023 02:56:02 PM

Fee: \$102.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Mark T. Jones and Katharine E. Jones and Gregory P. Jones and Rachel A. Jones and Jonathan S. Jones, Grantor, conveys and warrants to Stormie Givens, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

Lot 7, Block 2, NORTH BEAVER MARSH, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS ONE HUNDRED SEVENTY-FIVE THOUSAND AND NO/100 DOLLARS (\$175,000.00). (See ORS 93.030).

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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.

STATUTORY WARRANTY DEED

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 03-04-2023

Mark T. Jones
Mark T. Jones

Katharine E. Jones
Katharine E. Jones

Gregory P. Jones

Rachel A. Jones

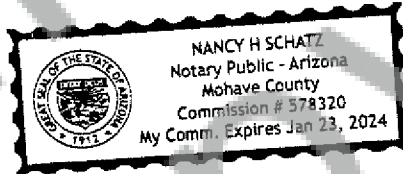
Jonathan S. Jones

State of ARIZONA
County of MOHAVE

This Instrument was acknowledged before me on 03-04-2023 by Mark T. Jones and Katharine E. Jones.

Nancy H. Schatz
Notary Public - State of ARIZONA

My Commission Expires Jan. 23, 2024



State of _____
County of _____

This Instrument was acknowledged before me on _____ by Gregory P. Jones.

Notary Public - State of Oregon

My Commission Expires: _____

State of _____
County of _____

This instrument was acknowledged before me on _____ by Rachel A. Jones.

Notary Public - State of Oregon

STATUTORY WARRANTY DEED

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 3-6-23

Mark T. Jones

Katharine E. Jones

Gregory P. Jones

Rachel A. Jones

Jonathan S. Jones

State of _____
County of _____

This instrument was acknowledged before me on _____ by Mark T. Jones and Katharine E. Jones.

Notary Public - State of _____

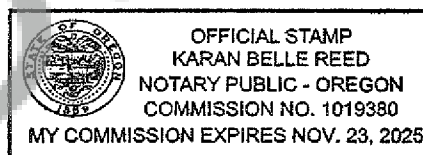
My Commission Expires: _____

State of Oregon
County of Douglas

This instrument was acknowledged before me on March 6, 2023 by Gregory P. Jones.

Karan Belle Reed
Notary Public - State of Oregon

My Commission Expires: 11-23-2025

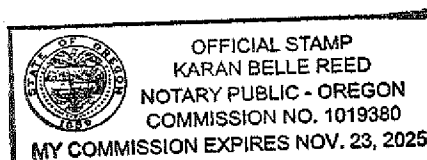


State of Oregon
County of Douglas

This instrument was acknowledged before me on March 6, 2023 by Rachel A. Jones.

Karan Belle Reed
Notary Public - State of Oregon

My Commission Expires 11-23-2025



STATUTORY WARRANTY DEED

(continued)

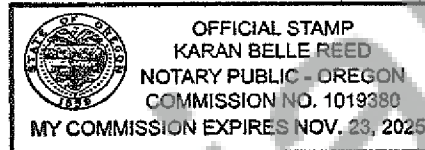
My Commission Expires: _____

State of Oregon
County of Douglas

This instrument was acknowledged before me on March 6, 2023 by Jonathan S. Jones.

Karan Belle Reed
Notary Public - State of Oregon

My Commission Expires: 11-23-2025



Unofficial Copy

EXHIBIT "A"
Exceptions

SPECIFIC ITEMS AND EXCEPTIONS:

1. The Land, as defined in the policy to be issued, does not include any improvement(s) located on the Land which is described or defined as a mobile home (manufactured housing unit) under the provisions of State Law and is subject to registration.

ID Number 136295

X Number: 253550

2. Special Assessment disclosed by the Klamath tax rolls:
For: Fire Patrol Surcharge

3. Special Assessment disclosed by the Klamath tax rolls:
For: Klamath Lake Grazing Fire Patrol

4. Special Assessment disclosed by the Klamath tax rolls:
For: Klamath Lake Timber Fire Patrol

5. Restrictions as shown on the official plat of said Land.

6. Building Setbacks as shown on the official plat of said Land.
File No. 582047AM
Page 3

7. Easements as shown on the official plat of said Land.

8. A lease with certain terms, covenants, conditions and provisions set forth therein
Lessor: Joe Bellavance and Lee Bellavance
Lessee: United States of America
Recorded: December 4, 1952
Instrument No.: Volume 258, page 129, Deed Records

9. Limited access provisions contained in Deed to the State of Oregon, by and through its State Highway Commission, which provided that no right or easement of right of access to, from or across the State Highway other than expressly therein provided for shall attach to the abutting property,
Recorded: December 10, 1954
Instrument No.: Volume 271, page 12, Deed Records