

2023-004046

Klamath County, Oregon



00315194202300040460030034

05/26/2023 11:49:10 AM

Fee: \$92.00

Ida M. Jones  
2816 Summers Ln  
Klamath Falls, OR 97603

Grantor's Name and Address

Ida M. Jones and Jamie A. Hawkins  
2816 Summers Ln  
Klamath Falls, OR 97603

Grantee's Name and Address

After recording return to:  
Ida M. Jones and Jamie A. Hawkins  
2816 Summers Ln  
Klamath Falls, OR 97603

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

Ida M. Jones and Jamie A. Hawkins  
2816 Summers Ln  
Klamath Falls, OR 97603

---

**BARGAIN AND SALE DEED**KNOW ALL MEN BY THESE PRESENTS, That **Ida M. Jones,**

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey  
unto **Ida M. Jones and Jamie A. Hawkins, Not as Tenants in Common but with Rights of Survivorship,**

hereinafter called Grantee, and unto Grantee's heirs, successors and assigns all of that certain real property with  
the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the  
County of **Klamath**, State of Oregon, described as follows, to wit:

SEE LEGAL DESCRIPTION EXHIBIT "A" ATTACHED

The true and actual consideration paid for this transfer, stated in terms of dollars, is zero.

However, the actual consideration consists of or includes other property or value given or promised which is the whole / part  
of the consideration.

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

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.

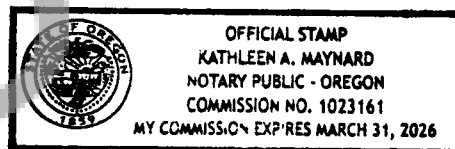
In Witness Whereof, the grantor has executed this instrument this 24 day of May, 2023; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

Ida M. Jones  
Ida M. Jones

State of Oregon} ss  
County of Klamath}

On this 24th day of May, 2023, before me, Kathleen A. Maynard a Notary Public in and for said state, personally appeared Ida M. Jones, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Kathleen A. Maynard  
Notary Public for the State of Oregon  
Residing at: Klamath County  
Commission Expires: March 31, 2026



Legal Description  
Exhibit "A"

Tracts 21 and 22 of TOWNSEND TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. SAVING AND EXCEPTING THEREFROM that portion described as follows:

Beginning at the Northwest corner of TOWNSEND TRACT NO. 22; thence running in an Easterly direction along the Northerly boundary of said Tract 22, 75 feet; thence in a Southerly direction and parallel to the Westerly boundary of said Tract 22, 165 feet; thence in a Westerly direction along the Southerly boundary of said Tract 22, 75 feet; thence in a Northerly direction along the Westerly boundary of said Tract 22, 165 feet more or less to the place of beginning.

FURTHER SAVING AND EXCEPTING THEREFROM:

A portion of Tracts 21 and 22 of "Townsend Tracts", situated in the SE1/4 SE1/4 of Section 3 Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the West right of way line of Summers Lane and the East line of said Tract 21, from which the Southeast corner of said Section 3 bears S89°19'46" East 30.00 feet and S00°06'28" East 858.94 feet; Thence N89°19'46" West, parallel to the North line of that tract of land described in Deed Volume M94 at Page 22104 of the Klamath County Deed Records, 157.47 feet to the East line of that tract of land described in Deed Volume 256 at Page 337 of the Klamath County Deed Records; Thence S00°59'30" West, along the said East line, 35.00 feet, more or less, to the said North line of that tract of land described in Deed Volume M94 at Page 22104; Thence S89°19'46" East, along the said North line 158.14 feet to the said West right of way line of Summers Lane; Thence North 00°06'28" West 35.00 feet more or less, to the point of beginning, containing 0.13 acres, more or less, with bearings based on Record of Survey 7000 on file at the office of the Klamath County Surveyor.