

Returned at Counter

2023-006835  
Klamath County, Oregon



08/11/2023 11:52:43 AM

Fee: \$87.00

After recording return to:

Daniel J. Jones  
2142 Meadowview Dr  
Chiloquin, OR 97624

Send tax statement to:

Daniel J. Jones  
2142 Meadowview DR  
Chiloquin, OR 97624

## SPECIAL WARRANTY DEED

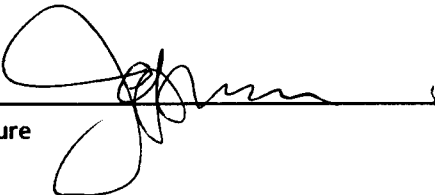
For the true and actual consideration of \$13,000 in hand paid, the Grantor, **JEFF DUNMIRE, a single man**, conveys and warrants to **DANIEL J. JONES, a married man**, the following described real estate, situated in the County of Klamath, State of Oregon:

**Description of real property:** See attached exhibit "A"

**APN:** 204816

**MapTaxLot:** 3407-035A0-00900-000

Subject to covenants, conditions, restrictions, reservations, easements and agreements of record, if any.

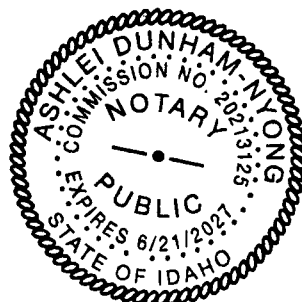
Signature 

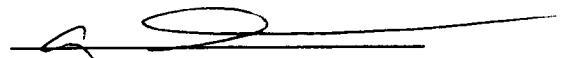
Date 6-1-23

STATE OF ID )  
COUNTY OF ADA )

On this 01<sup>st</sup> day of JUNE in the year 2023, before me, a notary public in and for said state, personally appeared JEFF DUNMIRE

(SEAL)



  
Notary Public  
Residing at CHASE BANK, BOX 50  
My commission expires: 06/21/27

## EXHIBIT 'A'

A tract of land situated in the W1/2 NE1/4 of Section 35, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northwest corner of the SW1/4 NW1/4 NE1/4 of said Section 35; thence East along the North line of the SW1/4 NW1/4 NE1/4, 660 feet to the true point of beginning, which point is the Northeast corner of a deed recorded May 31, 1963, in Deed Volume 345, page 520, thence South along the East line of Deed Volume 345, page 520, to the Northerly bank of Sprague River, thence Northeasterly along the Northerly bank of said river to the Southwest corner of deed recorded July 23, 1963, in Deed Volume 346, page 626; thence North along the Westerly line of Deed Volume 346, page 626 and Parcel 1 of Deed recorded July 23, 1963 in Deed Volume 346, page 627 to the North line of S1/2 NW1/4 NE1/4; thence West to the point of beginning, excepting a portion lying within Sprague River Road.