

2024-000105

Klamath County, Oregon

LA

NO PART OF ANY STEVENS-NESS FORM MAY BE REF

Returned at Counter



00323737202400001050030039

01/04/2024 12:18:43 PM

Fee: \$92.00

After recording, return to (Name and Address):

Lloyd F. Jones Jr.  
 3507 Laverne Av.  
 Klamath Falls, Or.  
 97603

Until requested otherwise, send all tax statements to  
 (Name and Address):

Lloyd F. Jones & Tamera K. Baker  
 3507 Laverne Av.  
 Klamath Falls, Or.  
 97603

[SPACE RESERVED FOR RECORDER'S USE]

## WARRANTY DEED

Lloyd F. Jones Jr.

("grantor").

for the consideration stated below, does hereby grant, bargain, sell and convey to

~~with rights of survivorship~~

Lloyd F. Jones Jr.

~~& Tamera K. Baker~~~~with rights of survivorship~~

("grantee"), and to grantee's heirs, successors and assigns, all of

that certain real property, with all rights and interests belonging or relating thereto, situated in Klamath County,  
 Oregon, legally described (check one):

☒ as set forth on the attached Exhibit A, and incorporated by this reference.

☐ as follows:

See exhibit A

To have as grantee's own and to hold for grantee's heirs, successors and assigns forever.

At the time of this deed's delivery, grantor covenants that grantor is the lawful owner in fee simple of the above-described real  
 property, with the right to convey the same free from all encumbrances except (if no exceptions, so state):

no exceptions

Grantor further warrants and will defend the title to the property, and every part and parcel of it, against all persons who may lawfully  
 claim an interest in the same.

The true and actual consideration paid by grantee to grantor for this transfer is (check one or both; see ORS 93.030):

☒ \$ 2;

☐ other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration.

PUBLISHER'S NOTE: If using this form to convey real property subject to ORS 92.027, include the required reference.



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.

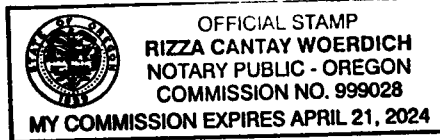
In construing this instrument, where the context so requires, the singular includes the plural, and the language will be read to apply equally to businesses, other entities and to individuals.

Grantor has executed this instrument on 1-4-24; any signature on behalf of a business or other entity is made with the authority of that entity.

*Lloyd Jones*

STATE OF OREGON, County of 1-4-24 Klamath  
 This record was acknowledged before me on 1/04/24 ss.  
 by LLOYD JONES FRANKLIN  
 or This record was acknowledged before me on \_\_\_\_\_  
 by \_\_\_\_\_  
 as (corporate title) \_\_\_\_\_  
 of (company name) \_\_\_\_\_

*Rizza Cantay Woerdich*  
 Notary Public for Oregon  
 My commission expires 4/21/2024



2011-004677

Klamath County, Oregon

After recording, mail to:

Melvin D. Ferguson  
Attorney at Law  
514 Walnut Avenue  
Klamath Falls, Oregon 97601



00100273201100046770020023

04/12/2011 10:03:58 AM

Fee: \$42.00

Send tax statements to:

Lloyd and Jean Jones  
3507 Laverne  
Klamath Falls, Oregon 97603

## WARRANTY DEED

Jean K. Jones, Grantor, conveys and warrants to Jean K. Jones and Lloyd F. Jones, Jr., husband and wife, tenants by the entirety, Grantees, the following described real property free of encumbrances except as specifically set forth herein:

Parcel One

Exhibit A

Commencing at the NW corner of Lot 12, Block 7 Altamont Acres, in the County of Klamath, State of Oregon, thence Southerly along the Westerly line of said Lot 12, Block 7, Altamont Acres, a distance of 141.8 feet; thence Easterly along the Southerly line of said Lot 12, Block 7, Altamont Acres, a distance of 93 feet; thence Northerly parallel to the Westerly line of said Lot 12, Block 7, Altamont Acres, a distance of 141.8 feet; thence Westerly along the Northerly line of said Lot 12, Block 7, Altamont Acres, a distance of 93 feet to the point of beginning.

Parcel Two

A tract of land in Block 7, Altamont Acres, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the intersection of the North line of Laverne Avenue and the West line of Lot 11 of said Block 7, said point being 30 feet North from the centerline of Laverne Avenue; thence North along the West line of said Lot 11, 63.80 feet to a point; thence East and parallel to the North line of Laverne Avenue 93 feet to a point; thence South and parallel to the West line of said Lot 11, 63.80 feet to a point on the North line of Laverne Avenue; thence West along the North line of Laverne Avenue to the point of beginning.

Subject to:

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.