

RECORDING REQUESTED BY:



1501 E. McAndrews Road, Ste 100
Medford, OR 97504

2024-003905

Klamath County, Oregon

05/17/2024 11:18:02 AM

Fee: \$87.00

GRANTOR'S NAME:

Billie Jo Leach

GRANTEE'S NAME:

Jacqueline M Jones and Karen K Hunsucker

AFTER RECORDING RETURN TO:

Order No.: 470324089637-EV

Jacqueline M Jones and Karen K Hunsucker, not
as tenants in common, but with the rights of
survivorship

159 W Washington St
Burns, OR 97720

SEND TAX STATEMENTS TO:

Jacqueline M Jones and Karen K Hunsucker
159 W Washington St
Burns, OR 97720

APN/Parcel ID(s): 473892

Lot 14 Snow Goose Dr, Bonanza, OR 97623

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Billie Jo Leach, Grantor, conveys and warrants to **Jacqueline M Jones and Karen K Hunsucker, not as tenants in common, but with the rights of survivorship**, 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 14, Block 53, KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT, PLAT
NO. 2, 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
TWENTY-FIVE THOUSAND AND NO/100 DOLLARS (\$125,000.00). (See ORS 93.030).

Subject to:

Covenants, Conditions, Restrictions, Reservations, set back lines, Power of Special Districts,
and easements of Record, if any.

STATUTORY WARRANTY DEED
(continued)

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 undersigned have executed this document on the date(s) set forth below.

Dated: 5/16/24

Billie Jo Leach
Billie Jo Leach

State of Oregon
County of Klamath

This instrument was acknowledged before me on 16 MAY 2024 by Billie Jo Leach.

Marla W
Notary Public - State of Oregon

My Commission Expires: 2/26/2027

