

2024-004727
Klamath County, Oregon

06/12/2024 09:24:02 AM

Fee: \$102.00

RECORDING COVER SHEET

ORS 205.234

This cover sheet has been prepared by:



Any error in this cover sheet DOES NOT affect the transaction(s) contained in the instrument itself.

Reference: 632899AM

Please print or type information.

1. **AFTER RECORDING RETURN TO –**

Required by ORS 205.180(4) & 205.238:

Name: Amerititle

Address: 404 Main St., Ste 1

City, ST Zip: Klamath Falls, OR 97601

2. **TITLE(S) OF THE TRANSACTION(S) –** Required by ORS 205.234(1)(a)

Note: "Transaction" means any action required or permitted by law to be recorded, including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property. Enter descriptive title for the instrument:

Document Title(s): Statutory Bargain and Sale Deed

3. **DIRECT PARTY / GRANTOR Names and Addresses –** Required by ORS 205.234(1)(b)
for Conveyances list Seller; for Mortgages/Liens list Borrower/Debtor

Grantor Name: Leslie R. Jones

Grantor Name: _____

4. **INDIRECT PARTY / GRANTEE Names and Addresses –** Required by ORS 205.234(1)(b)
for Conveyances list Buyer; for Mortgages/Liens list Beneficiary/Lender/Creditor

Grantee Name: Leslie R. Jones

Grantee Name: Linda L. Jones

5. **TRUE AND ACTUAL CONSIDERATION –**

Required by ORS 93.030 for an instrument conveying or contracting to convey fee title or any memorandum of such instrument:

\$ 0

**Rerecorded at the request of title to
replace and supercede the legal
description previously recorded in
Book 2017 and page 010003**

EXHIBIT "A"

All that portion of the SE1/4 SW1/4 of Section 29 and the E1/2 NW1/4 of Section 32, Township 39 South, Range 8 East of the Willamette Meridian in the County of Klamath, State of Oregon, described as follows:

Beginning at the intersection of a well established fence line and the North line of SE1/4 SW1/4 of Section 29, which point is approximately 368 feet West of the Northeast corner of said SE1/4 SW1/4; thence West to an intersection with a line running parallel with and distant 206 feet measured at right angles Westerly from said fence line; thence Southeasterly along said line parallel with the fence line, 3520 feet, more or less to the Northerly line of the State Highway; thence Northeasterly along the Northerly line of the said Highway to an intersection with said fence line; thence Northwesterly along the fence line to the place of beginning.

2017-010003

Klamath County, Oregon

09/05/2017 03:50:00 PM

Fee: \$52.00

RECORDING COVER SHEET (Please print or type)

This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, and does NOT affect the instrument. ORS 205.234

State of Oregon

County of Klamath

I hereby certify that instrument #2017-010003, recorded on 9/5/2017, consisting of 3 page(s), is a correct copy as it appears on record at the Klamath County Clerk's office.

After recording return to:

ORS 205.234(1)(a)

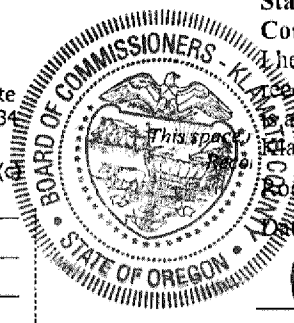
Title Source, Inc.

662 Woodward Avenue

Detroit, Michigan 48226

Rochelle Long, Klamath County Clerk

Date: May 22nd, 2024



Rochelle Long

Rochelle Long

ORS 205.234(1)(a)

1. Title(s) of the transaction(s)

STATUTORY BARGAIN AND SALE DEED

2. Direct party(ies) / grantor(s)

Name(s)

ORS 205.234(1)(b)

LESLIE R. JONES, a married man

3. Indirect party(ies) / grantee(s)

Name(s)

ORS 205.234(1)(b)

LESLIE R. JONES and LINDA L. JONES, husband and wife, as tenants by the entirety

4. True and actual consideration:

ORS 205.234(1) Amount in dollars or other

\$.00

Other:

5. Send tax statements to:

ORS 205.234(1)(e)

Leslie R. Jones and Linda L. Jones

12975 Highway 66

Klamath Falls, Oregon 97601

6. Satisfaction of lien, order, or warrant:

ORS 205.234(1)(f)

☐ FULL

☐ PARTIAL

7. The amount of the monetary obligation imposed by the lien, order, or warrant:

ORS 205.234(1)(f)

\$

8. Previously recorded document reference: Recorded November 4, 1999, in Volume M99, Page 44148

9. If this instrument is being re-recorded complete the following statement:

ORS 205.244(2)

"Rerecorded at the request of

to correct

previously recorded in book and page , or as fee number ."

Prepared By:
Jessica Molligan, Esq.
P.O. Box 16893
Portland, OR 97292
OR Bar ID: 001823

**Until a Change is Requested,
Mail Tax Statements To:**
Leslie R. Jones
Linda L. Jones
12975 Highway 66
Klamath Falls, OR 97601

Return To:
Title Source, Inc.
662 Woodward Avenue
Detroit, MI 48226

Order Number:
63552589 - 4174418

STATUTORY BARGAIN AND SALE DEED

LESLIE R. JONES, a married man, Grantor, conveys to **LESLIE R. JONES** and **LINDA L. JONES**, husband and wife, as tenants by the entirety, Grantees, the following-described real property located in Klamath County, Oregon:

All that portion of the SE 1/4 SW 1/4 of Section 29, and the E 1/2 NW 1/4 of Section 32, Township 39 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Beginning at the intersection of a well established fence line and the North line of SE 1/4 SW 1/4 of Section 29, which point is approximately 368 feet West of the Northeast corner of said SE 1/4 SW 1/4; thence West to an intersection with a line running parallel with and distant 206 feet measured at right angles Westerly from said fence line; thence Southeasterly along said line parallel with the fence line, 3520 feet, more or less to the Northerly line of said highway to an intersection with said fence line; thence Northwesterly along the fence line to the place of beginning.

Being all of that certain property conveyed to **LESLIE R. JONES** from **ERWIN HEIM** and **SARAH H. HEIM**, husband and wife, by deed dated October 28, 1999, and recorded November 4, 1999, in Volume M99, Page 44148 of the Official Records of Klamath County, Oregon.

Commonly known as: 12975 Highway 66, Klamath Falls, OR 97601

Parcel ID: R498848

The true and actual consideration for this conveyance is: Zero Dollars (\$0.00).

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.

Attached to and becoming a part of Deed between LESLIE R. JONES, a married man, as Grantor(s), and LESLIE R. JONES and LINDA L. JONES, husband and wife, as Grantee(s).

Dated this 08 of 28, 2017.

Leslie R. Jones
LESLIE R. JONES

State of OREGON)
County of KLAMATH) ss.

On the 28th day of August, 2017, personally appeared before me the above-named LESLIE R. JONES, who declared the foregoing instrument to be his voluntary act and deed.

Jo Ann Rue Siebecke
Notary Public - State of OR

