



**2025-007724**  
**Klamath County, Oregon**  
 08/29/2025 10:44:02 AM  
 Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

Donald L. Jones and Janice D. Efird  
 c/o AmeriTitle  
 404 Main St., Ste. 1  
 Klamath Falls, OR 97601

Grantor's Name and Address  
 Staci M. Rohan  
 PO Box 274  
 Bly, OR 97622

Grantee's Name and Address  
 After recording return to:  
 Staci M. Rohan  
 PO Box 274  
 Bly, OR 97622

Until a change is requested all tax statements shall be sent to the following address:  
 Staci M. Rohan  
 PO Box 274  
 Bly, OR 97622

File No. 1017607

**BARGAIN AND SALE DEED**

KNOW ALL MEN BY THESE PRESENTS, That

**Donald L. Jones and Janice D. Efird, as heirs to the Estate of Leslie Dale Jones, deceased, Small Estate Case #21PB01017, filed in Klamath County, Oregon,**

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

**Staci M. Rohan,**

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:

Lot 5, Block 2, Tract No. 1093, Pinecrest, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

The true consideration for this conveyance is **To clear title.**

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.**

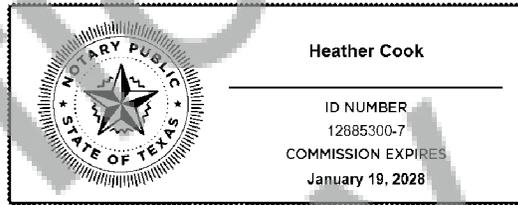
In Witness Whereof, the grantor has executed this instrument this 27th day of August, 2025; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

Donald L. Jones  
Donald L. Jones

State of Texas } ss  
County of Kerr }

On this 27th day of August, 2025, before me, Heather Cook, a Notary Public in and for said state, personally appeared Donald L. Jones, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged that he/she/they executed the 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.

Heather Cook  
Notary Public for the State of Texas  
Residing at: Kerr County, TX  
Commission Expires: 01/19/2028



Electronically signed and notarized online using the Proof platform.

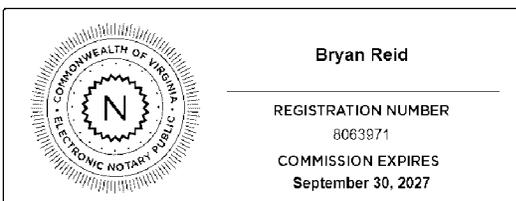
In Witness Whereof, the grantor has executed this instrument this 28th day of August, 2025; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

Janice D. Efird  
Janice D. Efird

State of Virginia } ss  
County of Chesapeake }

On this 28th day of August, 2025, before me, Bryan Reid, a Notary Public in and for said state, personally appeared Janice D. Efird, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged that he/she/they executed the 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.

B. Reid  
Notary Public for the State of Virginia  
Residing at: Chesapeake, VA  
Commission Expires: 09/30/2027



Notarized remotely online using communication technology via Proof.