

KNOW ALL MEN BY THESE PRESENTS, that **MARIAN JENSEN**, herein called Grantor, for the consideration herein stated, does hereby grant, bargain, sell and convey unto **JENSEN & HOM LIMITED LIABILITY COMPANY, AN OREGON LIMITED LIABILITY COMPANY**, Herein 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 anywise appertaining, situated in the County of KLAMATH, State of Oregon, described as follows, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

To have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, \$other than money.

However, the actual consideration consists of or includes other property or value given or promised is the whole/part of the consideration.

In construing this deed and where the context so requires, the singular includes the plural and grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 11th day of July, 1997; if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

Marian Jensen
MARIAN JENSEN

STATE OF OREGON, County of KLAMATH

) ss.

acknowledged before me on July 11, 1997, by MARIAN JENSEN as her voluntary act and deed.

Lisa Legget-Weatherby
Notary Public of Oregon

My commission expires 11/20/99



AFTER RECORDING RETURN TO:

Jensen & Hom Limited Liability Company
7845 Donegal
Klamath Falls, OR 97603

'97 JUL 11 P3:53

EXHIBIT "A"
LEGAL DESCRIPTION

21838

Parcel 1 of Preliminary Land Partition 6-97 being a portion of Lot 12 of PIEDMONT HEIGHTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, together with that portion of vacated Jones Avenue which inurred thereto.

TOGETHER WITH AN EASEMENT 30 feet in width over and across the Easterly 30 feet of Lots 3 and 12 of PIEDMONT HEIGHTS, as reserved in instrument recorded in Volume M96, page 25261, and Volume M96, page 25265, Microfilm Records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 11th day
of July A.D., 19 97 at 3:53 o'clock P M., and duly recorded in Vol. M97
of Deeds on Page 21887.

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Kathleen Ross