

'01 OCT 31 AM 11:05

MTL SS 435 -KR
WARRANTY DEED

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PHILIP L JENSEN & MARIAN JENSEN, TRUSTEES OF THE JENSEN FAMILY TRUST AGREEMENT
UDA APRIL 3, 2001,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:

DREW B. LANGLEY,

Grantee(s) and grantee's heirs, successors and assigns the following described
real property, free of encumbrances except as specifically set forth herein in
the County of KLAMATH and State of Oregon, to wit:

Parcel 2 of Land Partition 29-96, situated in the SE1/4 of Section 1,
Township 39 South, Range 9 East of the Willamette Meridian, Klamath
County, Oregon.

ACCT #3909-001DD-02701

KEY #881113

SUBJECT TO: all those items of record and those apparent upon the land, if
any, as of the date of this deed and those shown below, if any:
and the grantor will warrant and forever defend the said premises and every
part and parcel thereof against the lawful claims and demands of all persons
whomsoever, except those claiming under the above described encumbrances.

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.

The true and actual consideration for this conveyance is pursuant to an IRC
1031 exchange on behalf of Grantor and/or Grantee.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 7215 Hilyard Avenue, Klamath Falls, OR 97603

Dated this 30th day of October, 2001.

THE JENSEN FAMILY TRUST AGREEMENT UDA APRIL 3, 2001

by: Philip L. Jensen, Trustee

by: Marian Jensen, Trustee

STATE OF OREGON

SS. October 30, 2001

COUNTY OF KLAMATH

Personally appeared the above named PHILIP L. JENSEN & MARIAN JENSEN, Trustees
of THE JENSEN FAMILY TRUST AGREEMENT UDA APRIL 3, 2001

and acknowledged the foregoing instrument to be their voluntary act.



Before me:

Kristil Redd
Notary Public for Oregon
My commission expires 11/16/2003

ESCROW NO. MT55435-KR

Return to:

Drew B. Langley
7215 Hilyard Avenue
Klamath Falls, OR 97603

State of Oregon, County of Klamath
Recorded 10/31/01 at 11:05 a.m.
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Linda Smith,
County Clerk Fee \$ 21.00