



THIS SPACE RESERVED FOR RECORDER'S USE

MT56245 -ms

Vol M02 Page 12925

After recording return to:
AMERICAN EXCHANGE SERVICES, INC.
320 CHURCH STREET, NE
SALEM, OR 97301

State of Oregon, County of Klamath
Recorded 03/04/2002 2:16 p. m.
Vol M02, Pg 12925
Linda Smith, County Clerk
Fec \$ 21⁰⁰ # of Pgs 1

Until a change is requested all
tax statements shall be sent to
the following address:
AMERICAN EXCHANGE SERVICES, INC.
320 CHURCH STREET, NE
SALEM, OR 97301

Escrow No. MT56245-MS
Title No. _____

WARRANTY DEED

SHARROL A. LYONS,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
PHILIP JENSEN AND MARIAN JENSEN, HUSBAND AND WIFE
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:

LOT 12 IN BLOCK 2 OF FIRST ADDITION TO TONATEE HOMES, ACCORDING TO THE
OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF
KLAMATH COUNTY, OREGON.

3909-011CC-10000-000

555027

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.

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

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 30.030.

Dated this 28th day of Feb, 2002.

Sharrol A. Lyons
SHARROL A. LYONS

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Feb 28, 2002 by
SHARROL A. LYONS.

Marylou H. Stuart
(Notary Public for Oregon)
4/2/2002

