



THIS SPACE RESERVED FOR RECORDER'S USE

mtc 56587-TM

After recording return to:

JAMES E. JENSEN

5855 DENVER AVENUE

KLAMATH FALLS, OR 97603

Until a change is requested all
tax statements shall be sent to
the following address:

JAMES E. JENSEN

5855 DENVER AVENUE

KLAMATH FALLS, OR 97603

Escrow No. MT56587-TM

Title No.

Vol M02 Page 16964

State of Oregon, County of Klamath

Recorded 03/22/2002 3:01 p.m.

Vol M02, Pg 16964

Linda Smith, County Clerk

Fcc \$ 21.00 # of Pgs 1

WARRANTY DEED

MARTIN JAY HICKS and DARLENE F. HICKS, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
JAMES E. JENSEN and DOROTHY ELBERTA JENSEN, as tenants by the entirety
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 32 OF GRACE PARK, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN
THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

3909-012BC-03100-000

KEY NO: 561207

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 \$ 129,900.00.

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.

Dated this 20 day of March, 2002

Martin Jay Hicks
MARTIN JAY HICKS

Darlene F. Hicks
DARLENE F. HICKS

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on March 20, 2002 by
MARTIN JAY HICKS AND DARLENE F. HICKS.

Tamara L. McDaniel
(Notary Public for Oregon)

My commission expires 12/17/05

