

AmeriTitle

After recording return to:

TERRI AUSBROOKS

4301 MYRTLEWOOD DRIVE

KLAMATH FALLS, OR 97603

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

TERRI AUSBROOKS

4301 MYRTLEWOOD DRIVE

KLAMATH FALLS, OR 97603

Escrow No. MT59267-TM

Title No. _____

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State of Oregon, County of Klamath

Recorded 01/08/2003 2:57 p.m.

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Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

WARRANTY DEED

PHILIP L. JENSEN AND MARIAN JENSEN, AS TRUSTEES OF THE JENSEN FAMILY TRUST AGREEMENT UDA APRIL 3, 2001 AND KIRSTEN E. JENSEN WITH RIGHTS OF SURVIVORSHIP.,

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

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 5 in Block 5 of TRACT NO. 1007, WINCHESTER, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

555401

3909-011CC-11500

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 \$ 92,500.00.

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 2 day of January 2003.

JENSEN FAMILY TRUST

BY: Philip L. Jensen TRUSTEE
PHILIP L. JENSEN, TRUSTEE

BY: Marian Jensen, Trustee
MARIAN JENSEN, TRUSTEE

Kirsten E. Jensen
KIRSTEN E. JENSEN

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on January 2, 2003 by PHILIP L. JENSEN AND MARIAN JENSEN AS TRUSTEES OF THE JENSEN FAMILY TRUST AND KIRSTEN E. JENSEN.

Tamara L. McDaniel
(Notary Public for Oregon)

My commission expires 12/17/05

