



WT-62775 KR

Vol M03 Page 92520

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

DAVID T. JENSEN

P.O. BOX 562

MERRILL, OR 97633

State of Oregon, County of Klamath

Recorded 12/22/03 3:06 p. mVol M03 Pg 92520

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

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

DAVID T. JENSEN

P.O. BOX 562

MERRILL, OR 97633

Escrow No. MT62775-KR

STATUTORY WARRANTY DEED

SOUTH VALLEY BANK & TRUST, an Oregon banking corporation, Grantor(s) hereby convey and warrant to **DAVID T. JENSEN** and **PATRICIA J. JENSEN**, as tenants by the entirety, Grantee(s) the following described real property in the County of **KLAMATH** and State of Oregon, free of encumbrances except as specifically set forth herein:

Parcels 2 and 3 of Land Partition 27-99, being Parcels 1, 2, and 3 of Land Partition 51-97, situated in the N1/2 N1/2 NE1/4 of Section 1, Township 40 South, Range 9 East, Willamette Meridian, Klamath County, Oregon.

Tax Account No.: 4009-00100-00101-000

Key No.: 883551

Tax Account No.: 4009-00100-00102-000

Key No.: 883552

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$340,000.00**.

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 17 day of December, 2003

SOUTH VALLEY BANK & TRUST, an Oregon banking corporation
BY: William E. Castle

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on December 17, 2003 by William E. Castle, CEO, President of SOUTH VALLEY BANK & TRUST, an Oregon banking corporation.



Lori Jane Thornton
(Notary Public for Oregon)

My commission expires 5-11-2006

21.00 am