

05 JUL 22 PM 0:03

MTZ-70556 SH



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State of Oregon, County of Klamath
Recorded 07/22/05 3:39 p m
Vol M05 Pg 56777

THIS SPACE RESE Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

After recording return to:

PATRICK M. LEAL

5147 Gatewood

Klamath Falls, OR 97603

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

PATRICK M. LEAL

5147 Gatewood

Klamath Falls, OR 97603

Escrow No. MT70556-SH

Title No. 0070556

SWD

STATUTORY WARRANTY DEED

**MARIAN JENSEN, AS TRUSTEE OF THE JENSEN FAMILY TRUST AGREEMENT, UDA
APRIL 3, 2001**, Grantor(s) hereby convey and warrant to **PATRICK M. LEAL**, 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:

**Lot 13, Block 9, TRACT NO. 1064, FIRST ADDITION TO GATEWOOD, according to the
official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

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 **\$201,000.00**.

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.

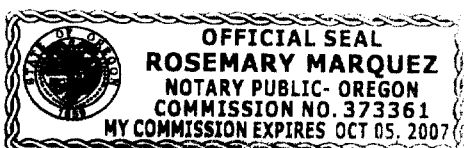
Dated this 20th day of July, 2005

MARIAN JENSEN, AS TRUSTEE OF THE JENSEN FAMILY TRUST AGREEMENT, UDA APRIL 3, 2001

BY: Marian Jensen, Trustee
MARIAN JENSEN, TRUSTEE

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on July 20, 2005 by MARIAN JENSEN, AS TRUSTEE OF THE
JENSEN FAMILY TRUST AGREEMENT, UDA APRIL 3, 2001.



Rose Marquez
(Notary Public for Oregon)

My commission expires 10-5-07

2/10
am