



MTC 71459-LW

M05-65928
Klamath County, Oregon
10/06/2005 11:08:22 AM
Pages 3 Fee: \$31.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

LOREN W. LITTLE

28888 Hwy 97 N.

Chiloquin, OR 97624

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

LOREN W. LITTLE

28888 Hwy 97 N.

Chiloquin, OR 97624

Escrow No. MT71459-LW

Title No. 0071459

STATUTORY WARRANTY DEED

PATRICIA J. JENSEN, TRUSTEE OF THE PATRICIA J. JENSEN FAMILY TRUT DATED 2/13/92, TRUST A, Grantor(s) hereby convey and warrant to **LOREN W. LITTLE and LAURA E. LITTLE, 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:

PARCEL 1

A parcel of land situated in Section 33, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Government Lots 18, 23, 26, 31 and that portion of Government Lots 17 and 24 lying Westerly of Southern Pacific Railroad.

The North 60 feet of Government Lot 17 lying Westerly of the right of way of the Dalles California Highway and Easterly of the Southern Pacific Railroad right of way situated in Section 33, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

TOGETHER WITH a perpetual non-exclusive roadway easement twenty feet in width for ingress and egress over and upon a parcel of land situated in Government Lot 17 of Section 33, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, said easement lying ten feet on either side of the following described center line:

Beginning at a point on the Westerly right of way line of U. S. Highway No. 97 from which the East one-quarter corner of said Section 33 bears North 86 degrees 30' 50" East, 293.77 feet; thence leaving said right of way line South 87 degrees 19' 13" West, 64.84 feet; thence South 59 degrees 57' 03" West, 153.94 feet; thence South 77 degrees 35' 53" West, 38.89 feet to the Easterly right of way line of the Southern Pacific Railroad and the terminus of this easement.

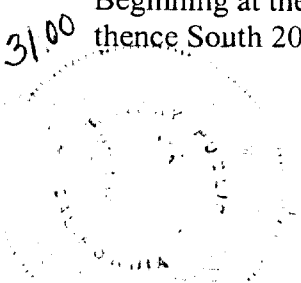
PARCEL 2:

Lots 27 and 30 and E1/2 of Lot 28 and E1/2 of Lot 29, Section 33, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

EXCLUDING from East 1/2 of Lot 29 a portion of land described as follows:

A portion or tract of land situated in Section 33, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Southwest corner of the E1/2 of Lot 29; thence North 208 feet; thence East 208 feet; thence South 208 feet; thence West 208 feet to the point of beginning.



TOGETHER WITH A 15 foot non-exclusive easement for ingress and egress over, under and across the Southerly 15 feet of the S1/2 SW1/4 of Section 33, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, in Volume M94, page 31482.

ALSO TOGETHER WITH A 15 foot non-exclusive easement for ingress and egress over, under and across the Northerly 15 feet of a portion of Section 4, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, in Volume M94, page 31485.

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 **\$350,000.00**.

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 4 day of October, 05.

PATRICIA J. JENSEN, TRUSTEE OF THE PATRICIA J. JENSEN FAMILY TRUT DATED 2/13/92, TRUST A

BY: Patricia J. Jensen, Trustee
PATRICIA J. JENSEN, TRUSTEE

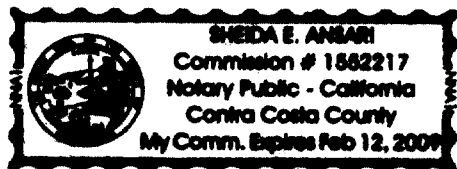
STATE OF CALIFORNIA

COUNTY OF contra costa ^{ss.}

On oct 4, 2005 before me, Sheida Ansari personally appeared PATRICIA J. JENSEN, TRUSTEE OF THE PATRICIA J. JENSEN FAMILY TRUT DATED 2/13/92, TRUST A personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that executed the same in authorized capacity(ies), and that by signatures(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Sheida E. Ansari



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of

contra costa

ss.

On

oct, 4-2005

Date

before me,

Sheida E. Ansari

Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally

appeared

Patricia James Jensen

Name(s) of Signer(s)

☐ personally known to me

☒ proved to me on the basis of satisfactory evidence to be the person(~~s~~) whose name(~~s~~) is/~~are~~ subscribed to the within instrument and acknowledged to me that ~~he~~/she/~~they~~ executed the same in his/~~her~~/their authorized capacity(~~ies~~), and that by his/~~her~~/their signature(~~s~~) on the instrument the person(~~s~~), or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.

WITNESS my hand and official seal.

Place Notary Seal Above

Sheida E. Ansari

Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document:

Statutory Warranty Deed

Document Date:

10-4-05

Number of Pages:

2

Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer(s)

Signer's Name:

Patricia James Jensen

☒ Individual

☐ Corporate Officer — Title(s):

☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact

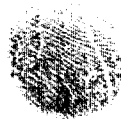
☐ Trustee

☐ Guardian or Conservator

☐ Other:

Signer Is Representing:

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here



Signer's Name:

☐ Individual

☐ Corporate Officer — Title(s):

☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other:

Signer Is Representing:

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

