

WHEN RECORDED MAIL TO:

David T. Jensen
11030 Hwy 39
Klamath Falls, Oregon 97603

MAIL TAX STATEMENTS TO:

David T. Jensen
11030 Hwy 39
Klamath Falls, Oregon 97603

M05-71207

Klamath County, Oregon
12/15/2005 03:43:34 PM
Pages 1 Fee: \$21.00

WARRANTY DEED

RICHARD ALLEN TIDEMAND, Personal Representative of the Estate of Gladys Tidemand
GRANTOR, conveys and warrants to

DAVID T. JENSEN, a single man as his sole and separate property

GRANTEE, the following described real property situate in Klamath County, State of Oregon, free of encumbrances except as specifically set forth below:

Lot 8, EXCEPTING the Southerly 10 feet, Block 14, STEWART ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3909-007BD-00500-000.

SUBJECT TO:

1. 2005-2006 Klamath County taxes and assessments, a lien now due and payable, account no. 3909-007BD-00500-000.
2. Easements and rights of way of record and/or apparent thereon.
3. Discrepancies, conflicts in boundary lines, shortage in area, encroachments or any other facts which a correct survey would disclose and which are not shown by public record.
4. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
5. Restrictions, if any, as shown on the recorded plat of Original Town of Klamath Falls.
6. Unpatented mining claims, reservations or exceptions in patents or in acts authorizing the issuance thereof, water rights, claims or title to water, whether or not the matters excepted are shown by public record.

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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$17,500.00.

In construing this deed and where the context so requires, the singular includes the plural, the masculine includes the feminine and the neuter and, generally, all grammatical changes shall be made, assumed and implied to make the provisions hereof apply equally to corporations and to individuals.

Dated this 14 day of December 2005.

Estate of ~~Gladys~~ Tidemand

By Richard Allen Tidemand
Richard Allen Tidemand, Personal Representative

STATE OF GEORGIA)
)ss,
County of Chatham)

December 14, 2005.

Personally appeared the above named Richard Allen Tidemand, who declared to me that he is the same person who executed the foregoing WARRANTY DEED, and that he executed the same in the capacity of ~~Personal Representative for the Estate of Gladys Tidemand~~, and acknowledged the foregoing instrument to be his voluntary act and deed in the capacity as such Attorney in Fact.

Before me

Notary Public for Georgia

My Commission expires:

LISA MOSLEY

MAIL TAX STATEMENTS AS DIRECTED ABOVE

Notary Public, Effingham County, Georgia
My Commission Expires Aug. 17, 2008

Law Offices of Ruth A. Cherry, 2300 Clairmont Drive, Klamath Falls, OR 97601; Telephone (541) 273-9386; Facsimile (541) 273-9387

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