

Grantor: Cindy L. Jensen

**M06-01600**

Klamath County, Oregon

01/27/2006 08:23:55 AM

Pages 2 Fee: \$26.00

Grantee: Steve C. Jensen  
1237 Springbrook  
Medford, OR 97504

Mail Tax Statements To: Steve C. Jensen  
1237 Springbrook  
Medford, OR 97504

When Recorded, Return To:  
James A. Wallan  
717 Murphy Road  
Medford, OR 97504

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**BARGAIN AND SALE DEED**

I, CINDY L. JENSEN, Grantor, hereby convey to STEVE C. JENSEN, Grantee, all of my interest in the real property situated in Klamath County, Oregon, and more particularly described as:

Lots 6 and 7 Block 4 Fox Hollow, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

There is no dollar consideration paid for this transfer.

**THIS INSTRUMENT WILL NOT ALLOW USE OF THE REAL PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS, WHICH, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND WHICH LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 IN ALL ZONES. 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 EXISTENCE OF FIRE PROTECTION FOR STRUCTURES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.**



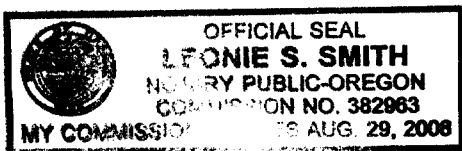
UNDER CERTAIN CIRCUMSTANCES, A PERSON WHO PERFORMS CONSTRUCTION RELATED ACTIVITIES MAY CLAIM A LIEN UPON REAL PROPERTY AFTER A SALE TO THE PURCHASER FOR A TRANSACTION OR ACTIVITY THAT OCCURRED BEFORE THE SALE. A VALID CLAIM MAY BE ASSERTED AGAINST THE PROPERTY THAT YOU ARE PURCHASING EVEN IF THE CIRCUMSTANCES THAT GIVE RISE TO THAT CLAIM HAPPENED BEFORE YOUR PURCHASE OF THE PROPERTY. THIS INCLUDES, BUT IS NOT LIMITED TO, CIRCUMSTANCES WHERE THE OWNER OF THE PROPERTY CONTRACTED WITH A PERSON OR BUSINESS TO PROVIDE LABOR, MATERIAL, EQUIPMENT OR SERVICES TO THE PROPERTY AND HAS NOT PAID THE PERSON OR BUSINESS IN FULL.


DATED this 17 day of JANUARY, 2006.

  
CINDY L. JENSEN

STATE OF OREGON           )  
                                          ) ss.  
County of Jackson        )

On this 17 day of JANUARY, 2006, appeared before me CINDY L. JENSEN, known to me to be the individual described herein and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.



  
NOTARY PUBLIC FOR OREGON  
My Commission Expires: 8-29-08