

MT79542-SH

THIS SPACE RESERVE

2007-011868

Klamath County, Oregon



07/02/2007 03:17:18 PM

Fee: \$21.00

After recording return to:

David J. Snider

8842 ARANT ROAD

KLAMATH FALLS, OR 97603

Until a change is requested all

tax statements shall be sent to

The following address:

David J. Snider

8842 ARANT ROAD

KLAMATH FALLS, OR 97603

Escrow No. MT79542-SH

Title No. 0079542

SWD

STATUTORY WARRANTY DEED

Marian Jensen, surviving Trustee of the Jensen Family Trust Agreement UDA April 3, 2001

Marian Jensen, as Trustee of the Jensen Family Disclaimer Trust Established under the provisions of the Jensen Family Trust Agreement UDA April 3, 2001, each as to an undivided 1/2 interest as tenants in common, Grantor(s) hereby convey and warrant to David J. Snider and Tina M. Snider, 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:

The W1/2 of Lot 4 and the North 5 feet of the West 89 feet of Lot 5 in Block 35 of HILLSIDE 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.

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:

2007-2008 Real Property Taxes a lien not yet due and payable.

The true and actual consideration for this conveyance is **\$112,000.00**.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES 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 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 197.352.

Dated this 28 day of June, 2007.

Marian Jensen, surviving Trustee of the Jensen Family Trust Agreement UDA April 3, 2001

BY: Marian Jensen, Trustee
Marian Jensen, Trustee

Marian Jensen, as Trustee of the Jensen Family Disclaimer Trust Established under the provisions 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 June 28, 2007 by Marian Jensen, surviving Trustee of the Jensen Family Trust Agreement UDA April 3, 2001 and Marian Jensen, as Trustee of the Jensen Family Disclaimer Trust Established under the provisions of the Jensen Family Trust Agreement UDA April 3, 2001.



Lisa Weatherby
(Notary Public for Oregon)

My commission expires 11/20/07