

2008-012771

Klamath County, Oregon



00053094200800127710020027



After recording return to:

John Jensen
PO Box 994
Grants Pass, OR
97528

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

John Jensen
Same

File No.: 7021-1280611 (DMC)

Date: September 09, 2008

THIS SPACE

09/12/2008 03:14:58 PM

Fee: \$26.00

STATUTORY WARRANTY DEED

Mike Hagen and Ana Hagen, husband and wife as tenants by the entirety, Grantor, conveys and warrants to **John Jensen**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 21, Block 16, Klamath Forest Estates, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to:

1. Fiscal year real property taxes, a lien not yet payable.
2. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$Other Than Money**. (Here comply with requirements of ORS 93.030)

724-

APN: R258312

Statutory Warranty Deed
- continued

File No.: 7021-1280611 (DMC)
Date: 09/09/2008

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195-336 AND SECTIONS 5 TO 11, OF CHAPTER 424, OREGON LAWS 2007. 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, 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 195.300, 195.301 AND 195.305 TO 195-336 AND SECTIONS 5 TO 11, OF CHAPTER 424, OREGON LAWS 2007.

Dated this 10 day of SEPTEMBER, 2008.

Mike Hagen
Mike Hagen

Ana Hagen
Ana Hagen

STATE OF Oregon)
County of Lane)ss.
)

This instrument was acknowledged before me on this 10th day of Sept., 2008
by **Mike Hagen and Ana Hagen.**

Candis A. Stacy

Notary Public for Oregon
My commission expires: 12-19-08

