

2009-009594

Klamath County, Oregon



00069421200900095940030034

THIS SPACE

07/14/2009 03:19:09 PM

Fee: \$31.00



After recording return to:
Brian Thompson and Nancy
Thompson
1149 SW Louise Circle
Grants Pass, OR 97527

Until a change is requested all tax statements
shall be sent to the following address:
Brian Thompson and Nancy Thompson
1149 SW Louise Circle
Grants Pass, OR 97527

File No.: 7151-1383658 (vb)
Date: June 04, 2009

STATUTORY WARRANTY DEED

David T. Jensen and Patricia J. Jensen, Grantor, conveys and warrants to **Brian Thompson and Nancy Thompson, husband and wife, as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

Subject to:

1. 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 **\$95,000.00**. (Here comply with requirements of ORS 93.030)

F31-


APN: R895076

Statutory Warranty Deed
- continued

File No.: **7151-1383658 (vb)**
Date: **06/04/2009**

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 4 day of JUNE, 2009.


David T. Jensen

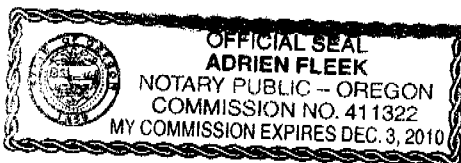
Patricia Jensen
Patricia Jensen

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 4 day of June, 2009
by **David T. Jensen and Patricia Jensen.**

Adrian Fleen

Notary Public for Oregon
My commission expires: 12-3-10



APN: **R895076**

Statutory Warranty Deed
- continued

File No.: **7151-1383658 (vb)**
Date: **06/04/2009**

EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

PARCEL 1 OF LAND PARTITION 84-07 BEING A REPLAT OF PARCEL 2 OF LAND PARTITION 27-99, SITUATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 40 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.