

2009-016215

Klamath County, Oregon



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12/29/2009 12:10:09 PM

Fee: \$42.00

AFTER RECORDING, RETURN TO:
William M. Ganong
Attorney at Law
514 Walnut Avenue
Klamath Falls OR 97601

SEND TAX STATEMENTS TO:
No Change

BARGAIN AND SALE DEED

Marian Jensen, as Trustee of the Jensen Family Trust Agreement, uad April 3, 2001, Grantor, conveys to Marian Jensen, as Trustee of the Jensen Family Disclaimer Trust established under the provisions of the Jensen Family Trust Agreement, uad April 3, 2001, and her successors in Trust, Grantee, an undivided one-half interest as a tenant in common in the following parcel of real property located in Klamath County, Oregon:

A portion of Lot 16 in Block 1 of TRACT 1031, SHADOW HILLS I, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Commencing at a one-half inch iron pin marking the Northeast corner of Lot 16, Block 1 of the Shadow Hills - 1 Subdivision; thence South 23° 56' 00" West along the Westerly right of way line of Summers Lane 100.00 feet to the one-half inch iron pin which is the true point of beginning; thence continuing South 23° 56' 00" West along the Westerly right of way line of Summers Lane, 118.29 feet to a one-half inch iron pin; thence along the arc of a 20.00 foot radius curve to the right (Delta = 88° 39' 10") 30.95 feet to a point on the Northerly right of way line of Adelaide Avenue; thence along the arc of a 230.00 foot radius curve to the left and the Northerly right of way line of said Adelaide Avenue (Delta = 06° 12' 51") 24.95 feet to a one-half inch iron pin which is the Southwest corner of said Lot 16, Block 1; thence North 00° 02' 42" East along the West line of said Lot 16, Block 1, 153.36 feet to a one-half inch iron pin; thence South 66° 04' 00" East parallel with the North line of said Lot 16, Block 1, 106.49 feet to the true point of beginning.

More commonly referred to as: 1230 Summers Lane
Klamath Falls OR 97603

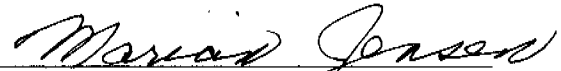
Klamath County Tax Assessor's Account No. R-3809-035CB-01700-000

This Deed is made in exchange for other real estate, and no consideration stated in dollars has been paid.

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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, 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, CHAPTER 424, OREGON LAWS 2007.

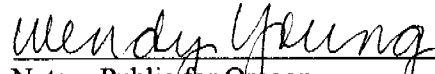
Dated this 28 day of December, 2009.



Marian Jensen, Trustee of the Jensen
Family Trust, uad April 3, 2001

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on the 28 day of December, 2009 by
Marian Jensen in her capacity as Trustee of the Jensen Family Trust, uad April 3, 2001.



Notary Public for Oregon

My Commission Expires: 8.31.2011

