

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

2009-016216  
Klamath County, Oregon



00077300200900162160010010

12/29/2009 12:10:57 PM

Fee: \$37.00

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 Kirsten E. Harper and Matthew B. Harper, Grantees, an undivided sixteen and one-half percent (16.5%) interest as tenants in common in the following parcel of real property located in Klamath County, Oregon:

Lot 8 and the Easterly 7 feet of Lot 7 in Block 10 of Tract 1037,  
Fifth Addition to Sunset Village, according to the Official Plat  
thereof on file in the office of the County Clerk of Klamath  
County, Oregon.

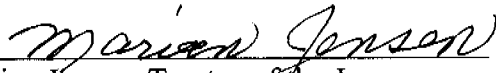
More commonly referred to as: 6207 Onyx Avenue  
Klamath Falls OR 97603

Klamath County Tax Assessor's Account No. R-3909-012BD-01400-000

This Deed is made for estate planning purposes and no consideration stated in dollars has been paid.

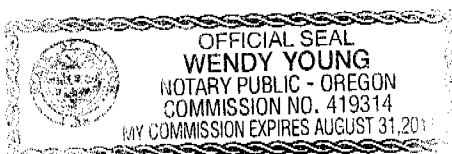
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS 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.

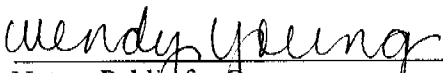
Dated this 28 day of December, 2009.

  
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