

MTC 84895-KR

THIS SPACE

2010-001940

Klamath County, Oregon



00079623201000019400010015

02/05/2010 02:27:09 PM

Fee: \$37.00

After recording return to:

Geoffrey M. Jensen1354 Ridgecrest DriveKlamath Falls, OR 97601

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

Geoffrey M. Jensen1354 Ridgecrest DriveKlamath Falls, OR 97601Escrow No. MT86895-KRTitle No. 0086895

SWID 1.012910

STATUTORY WARRANTY DEED

A. L. Bruner and Marilyn V. Bruner, as tenants by the entirety, Grantor(s) hereby convey and warrant to Geoffrey M. Jensen and Andrea F. Jensen, 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:

Lot 5, of TRACT 1309, CROWN RIDGE SUBDIVISION PHASE 1, 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:

The true and actual consideration for this conveyance is \$422,000.00.

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this 3rd day of February 2010.

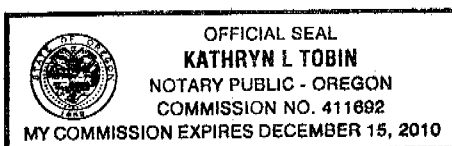
A. L. Bruner
A. L. Bruner

Marilyn V. Bruner
Marilyn V. Bruner

State of Oregon

County of Josephine

This instrument was acknowledged before me on Feb. 3, 2010 by A. L. Bruner and Marilyn V. Bruner.



Kathryn L. Tobin
(Notary Public for Oregon)

My commission expires December 15, 2010
Feb. 3, 2010