

2011-003075

Klamath County, Oregon



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03/02/2011 03:21:58 PM

Fee: \$37.00

After recording return to:
Ronald Elam & Lacey D. Marr Carrie Rasmussen PO Box 1333 PO Box 1346 La Pine, OR 97739
Until a change is requested, all tax statements shall be sent to the following address:
Same as Above

Order Number: 44223

Reserved for Recorder's Use

1684428

STATUTORY WARRANTY DEED

Barbara Jensen Grantor conveys and warrants to
Carrie Rasmussen, Ronald Elam and Lacey D. Marr, not as tenants in common, but
with the right of survivorship, Grantee the following described real property free of
encumbrances except as specifically set forth herein:

**Lot 4, Block 2, of Plat of Tract 1060 SUN FOREST ESTATES, according to the official
plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

Account No(s): 139111

Map/Tax Lot No(s): 2310-036B0-09400

This property is free of encumbrances, EXCEPT: All those items of record, if any, as of the
date of this deed, including any real property taxes due, but not yet payable.

The true consideration for this conveyance is **\$138,500.00**. (Here comply with
requirements of ORS 93.030.)

**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.**

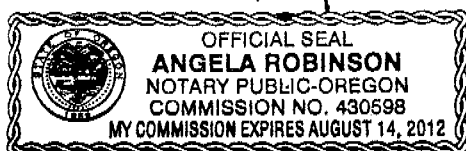
Executed this 24 day of February, 2011

Barbara Jensen
Barbara Jensen

State of **Oregon**, County of COOS) ss.

This instrument was acknowledged before me on this 24 day of February, 2011 by **Barbara
Jensen**

Angela Robinson
Notary Public for Oregon
My commission expires: 8/14/12



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