

2011-004073

Klamath County, Oregon



00099573201100040730040040

03/29/2011 09:14:37 AM

Fee: \$52.00

After Recording Return to:

Sean M. Jensen

7053 Molokai Drive

Paradise, CA 95969

Until a change is requested, please forward all  
tax statements to:

Sean M. Jensen

7053 Molokai Drive

Paradise, CA 95969

Tax Assessor's Account No. 3507-017CB-01500-000

## WARRANTY DEED

(Husband and Wife to an Individual)

### KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Sean M. Jensen** and **Susie Jensen**, Husband and Wife, hereinafter referred to as "Grantors", do hereby grant, bargain, sell, convey, and warrant unto **Sean M. Jensen**, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Klamath, State of Oregon, to-wit:

- ☐ See Legal Description Attached as Exhibit A incorporated by reference as though set forth in full  
☒ Legal Description:

Lot 7 in Block 30 of Tract 1184, OREGON SHORES UNIT 2, FIRST ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County Oregon.

Tax Account No.: 3507-017CB-01500-000 Key No.: 237791

Prior Instrument reference: Book M03, Page 72252, Document No. 62565 LW, of the Recorder of Klamath County, Oregon.

Except the following encumbrances:

Street Address of Real Property:

The true and actual consideration paid for this transfer, stated in terms of dollars, is  
\$ 3,000.00.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by Grantors, if any, which are reserved by Grantors.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

GRANTORS do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantors are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2008 shall be ☐ prorated between Grantors and Grantee as of the date selected by Grantors and Grantee, or ☒ paid by Grantee, or ☐ paid by Grantors.

The property herein conveyed ☐ is not a part of the homestead of Grantors, or ☐ is part of the homestead of Grantors.

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.

IN WITNESS WHEREOF, the Grantors have executed this deed on this the 8TH day of March, 2010.

Sean M. Jensen  
(1<sup>st</sup> Grantor's Signature)  
Sean M. Jensen  
Print Name

Susie Jensen  
(2<sup>nd</sup> Grantor's Signature)  
Susie Jensen  
Print Name

STATE OF OREGON )  
 ) SS.  
County of Klamath )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ (date) by  
\_\_\_\_\_ (name of person acknowledged.)

# ACKNOWLEDGEMENT

State of California

County of BUTTE

On 5<sup>th</sup> day of MARCH 2010, ~~200~~ before me, DONALD H. MCABEE

A Notary Public personally appeared SEAN M. JENSEN

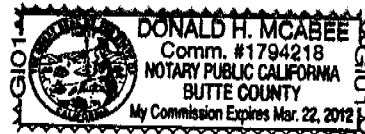
Who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~ are subscribed to the within instrument and acknowledged to me that ~~he/she~~ they executed the same in ~~his/her~~ their authorized capacity(ies), and that by ~~his/her~~ their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Signature

Donald H. McCabe (seal)



# ACKNOWLEDGEMENT

State of California

County of BUTTE

On 8<sup>th</sup> day of JULY, 2010 before me, DONALD H. MCABEE

A Notary Public personally appeared SUSIE JENSEN,

Who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that ~~he/she/they~~ executed the same in ~~his/her/their~~ authorized capacity(ies), and that by ~~his/her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Signature *Donald H. McCabe* (seal)

Name (printed): DONALD H. MCABEE

Commission Expires: MARCH 22, 2012

