

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

SEND TAX STATEMENTS TO:
No Change

2012-000250

Klamath County, Oregon



00112363201200002500010011

01/11/2012 09:11:35 AM

Fee: \$37.00

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:

Kirsten/Matt Harper
6512 Valhalla Avenue
Klamath Falls OR 97603

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.

Marian Jensen
7845 Donegal Avenue
Klamath Falls OR 97603

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.

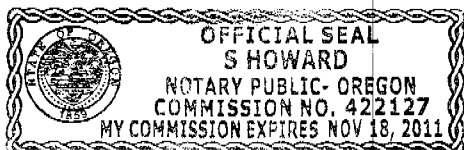
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. THIS INSTRUMENT 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 245.010, 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 14 day of January 2012.

Marian Jensen TTEE
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 14 day of Oct 2011
by Marian Jensen in her capacity as Trustee of the Jensen Family Trust, uad April 3, 2001.



S Howard
Notary Public for Oregon
My Commission Expires: 11-18-11