



MT099342SH

THIS SPACE RESERVED FOR

2013-012869

Klamath County, Oregon

11/18/2013 12:19:08 PM

Fee: \$42.00

After recording return to:

Matthew Harper

6512 Valhalla Ave.

Klamath Falls, OR 97603

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

Matthew Harper

6512 Valhalla Ave.

Klamath Falls, OR 97603

Escrow No. MT99342-SH

Title No. 0099342

SWD r.020212

### STATUTORY WARRANTY DEED

**Marian Jensen, as trustee of the Jensen Family Disclaimer Trust established under the provisions of the Jensen Family Trust Agreement, UDA April 3, 2001 and her successors in trust,**

Grantor(s), hereby convey and warrant to

**Matthew Harper and Kirsten Harper, 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:

**A portion of Lot 16 in Block 1 of TRACT 1031, SHADOW HILLS I, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly as follows:**

Commencing at a one-half inch iron pin marking the Northeast corner of Lot 16, Block 1 of the Shadow Hills - 1 Subdivision; thence South 23 degrees 56' 00" West along the Westerly right of way line of Summers Lane 100.00 feet to the one-half inch iron pine which is the true point of beginning; thence continuing South 23 degrees 56' 00" West along the Westerly right of way line of Summers Lane, 118.29 feet to a one-half inch iron pin; thence along the arc of a 20.00 foot radius curve to the right (Delta = 88 degrees 39' 10") 30.95 feet to a point on the Northerly right of way line of Adelaide Avenue; thence along the arc of a 230.00 foot radius curve to the left and the Northerly right of way line of said Adelaide Avenue (Delta = 06 degrees 12' 51") 24.95 feet to a one-half inch iron pin which is the Southwest corner of said Lot 16, Block 1; thence North 00 degrees 02' 42" East along the West line of said Lot 16, Block 1, 153.36 feet to a one-half inch iron pin; thence South 66 degrees 04' 00" East parallel with the North line of said Lot 16, Block 1, 106.49 feet to the true point of beginning.

The true and actual consideration for this conveyance is **\$100,000.00**.

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:

42.00

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

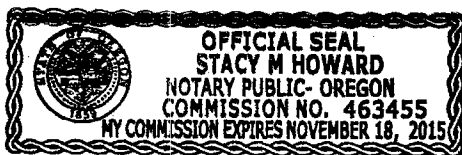
Dated this 14 day of November 2013

The Jensen Family Disclaimer Trust under the provisions  
of The Jensen Family Trust

BY: Marian Jensen TTEE  
Marian Jensen, Trustee

State of Oregon  
County of Klamath

This instrument was acknowledged before me on Nov 14<sup>th</sup>, 2013 by Marian Jensen, as trustee of the Jensen Family Disclaimer Trust established under the provisions of the Jensen Family Trust Agreement, UDA April 3, 2001.



Stacy M Howard  
(Notary Public for Oregon)  
My commission expires 11-18-15