



THIS SPACE RESERVED FOR REC

**2013-013266**  
Klamath County, Oregon  
12/02/2013 02:56:16 PM  
Fee: \$42.00

After recording return to:

John Spillane Thomas

11660 Burlwood Drive

La Pine, OR 97739

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

John Spillane Thomas

11660 Burlwood Drive

La Pine, OR 97739

Escrow No. SR150993TI

Title No. 0099555

SWD r.020212

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### STATUTORY WARRANTY DEED

**Barbara Jensen,**

Grantor(s), hereby convey and warrant to

**John Spillane Thomas and Virginia Lee Thomas, 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 4 in Block 2, TRACT NO. 1060, SUN FOREST ESTATES, according to the official plat thereof  
on file in the office of the County Clerk, Klamath County, Oregon.**

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

**139111**

**2310-036B0-09400-000**

The true and actual consideration for this conveyance is **\$96,000.00**:

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:

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 2nd day of December, 2013

Barbara Jensen  
Barbara Jensen

State of Oregon  
County of Deschutes

This instrument was acknowledged before me on December 2, 2013 by Barbara Jensen.

Shannon B Campbell  
(Notary Public for Oregon)

My commission expires 11-5-16

