

2014-007801

Klamath County, Oregon

07/28/2014 09:19:50 AM

Fee: \$47.00



After recording return to:  
Morris P. Bieser  
9765 SW Whitford Lane  
Beaverton, OR 97008

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Morris P. Bieser  
9765 SW Whitford Lane  
Beaverton, OR 97008

File No.: 7031-2287195 (CM)  
Date: July 15, 2014

THIS SPACE RESERVED FOR RECORDER'S USE

## STATUTORY WARRANTY DEED

**Debra Anne High, formerly known as and who acquired title as Debra Anne Paxton, Grantor, conveys and warrants to Morris P. Bieser, an unmarried man, and Linda L. Jensen and Jeff E. Jensen, as tenants by the entirety, all together not as tenants in common but with rights of survivorship, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:**

**LEGAL DESCRIPTION:** Real property in the County of Klamath, State of Oregon, described as follows:

**Lot 44 in Block 24, OREGON SHORES UNIT 2 - TRACT 1113, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

**Subject to:**

1. The **2014/2015** Taxes, a lien not yet payable.
2. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$1,000.00**. (Here comply with requirements of ORS 93.030)

FIRST AMERICAN - 2287195-BV

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 23 day of July, 2014.

Debra Anne High  
Debra Anne High

STATE OF Florida )  
 )ss.  
County of Bay )

This instrument was acknowledged before me on this 23 day of July, 2014  
by **Debra Anne High**.

*Donna Smith*



Notary Public for Florida  
My commission expires: 6-17-2018