



THIS SPACE RESERVED FOR RECORDER'S USE

**2014-012730**  
Klamath County, Oregon  
12/09/2014 12:48:11 PM  
Fee: \$52.00

After recording return to:

Jason Cox

4710 Hilyard Avenue

Klamath Falls, OR 97603

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

Jason Cox

4710 Hilyard Avenue

Klamath Falls, OR 97603

Escrow No. MT101724SH

Title No. 0101724

SWD r.020212

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### STATUTORY WARRANTY DEED

**Lee F. Jensen,**

Grantor(s), hereby convey and warrant to

**Jason Cox,**

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:

**SEE EXHIBIT 'A' WHICH IS MADE A PART HEREOF BY THIS REFERENCE**

The true and actual consideration for this conveyance is **\$115,000.00**.

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:

*2014-012730*

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 4 day of December, 2014.

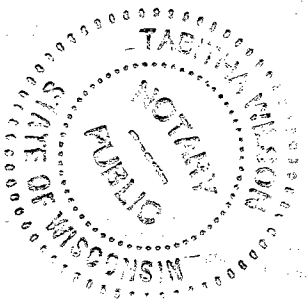
④ Lee F. Jensen

State of Wisconsin  
County of Oneida

This instrument was acknowledged before me on December 5, 2014 by Lee F. Jensen.

Janatha Wilson  
(Notary Public)

My commission expires 9-25-16



**"EXHIBIT A"**  
**LEGAL DESCRIPTION**

Beginning at the Northwestern corner of Tract 36, HOMEDALE, a platted subdivision of Klamath County, Oregon; thence South  $89^{\circ} 48'$  East, along the North line of said Tract 36, a distance of 90.0 feet; thence South  $0^{\circ} 24'$  West, parallel to the West line of said tract, a distance of 104.52 feet; thence South  $46^{\circ} 30'$  West, a distance of 49.82 feet, more or less, to the Southwesterly boundary of said tract; thence North  $43^{\circ} 30'$  West, 78.5 feet, to the Southwesterly corner of said tract; thence North  $0^{\circ} 24'$  East, along the West boundary of said Tract 36, a distance of 82.23 feet to the point of beginning; being a portion of Tract 36, HOMEDALE.

EXCEPTING THEREFROM the Easterly 15 feet at the Northern boundary, and continuing South on a straight line for a distance of 116.52 feet.