

184 2464092-MS



After recording return to:
James C Jensen and Samantha D
Jensen
P.O. Box 713
Keno, OR 97627

Until a change is requested all tax
statements shall be sent to the
following address:
James C Jensen and Samantha D
Jensen
P.O. Box 713
Keno, OR 97627

File No.: 7021-2464092 (MS)
Date: July 16, 2015

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

John M Perkins and Evelyn I Perkins as Initial Co-Trustees of the John and Evelyn Perkins Trust Dated March 9, 1992, Grantor, conveys and warrants to **James C Jensen and Samantha D Jensen as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

Subject to:

1. The **2015/2016** 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 **\$218,500.00**. (Here comply with requirements of ORS 93.030)

F.
62.00

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 18 day of August, 2015.

John M Perkins and Evelyn I Perkins as Initial
Co-Trustees of the John and Evelyn Perkins
Trust Dated March 9, 1992

John M Perkins TTEE
John M. Perkins, Co-Trustee

Evelyn I Perkins TTEE
Evelyn I. Perkins, Co-Trustee

STATE OF _____)
)ss.
County of _____)

This instrument was acknowledged before me on this _____ day of _____, 20____
by as of John M Perkins and Evelyn I Perkins as Initial Co-Trustees of the John and Evelyn Perkins Trust
Dated March 9, 1992, on behalf of the .

Notary Public for _____
My commission expires:

Please see attached page
for Acknowledgement/Jurat

ACKNOWLEDGMENT

* Statutory
Warranty Deed

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Sutter

On August 18th, 2015 before me, A. Lagos, Notary Public
(insert name and title of the officer)

personally appeared John M. Perkins co-trustee & Evelyn I. Perkins co-trustee,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature

A. Lagos

(Seal)

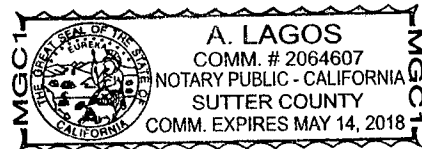


EXHIBIT A

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

Lot 24, Block 34, Fifth Addition to Klamath River Acres, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Less and Excepting property line adjustment 21-01, being a parcel of land situated in the SE 1/4 NW 1/4 of Section 6, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, being a portion of Lot 24, Block 34, Tract No. 1081 Fifth Addition to Klamath River Acres, and being more particularly described as follows:

Beginning at a point on the Easterly line of the Keno Worden Road, said point being the Westerly property corner common to Lots 24 and 25, said Block and Tract; thence on the line common to said Lots 24 and 25 North 58°16'22" East 168.98 feet to the Westerly line of White Goose Drive; thence along said Westerly line North 31°43'38" West 30.74 feet; thence leaving said Westerly line South 47°57'45" West 171.75 feet to the point of beginning.