

**2016-003761****Klamath County, Oregon****04/13/2016 03:05:42 PM****Fee: \$47.00**

AFTER RECORDING, RETURN TO:

William M. Ganong

Attorney at Law

514 Walnut Avenue

Klamath Falls OR 97601

SEND TAX STATEMENTS TO:

Kirsten Harper
6512 Valhalla Ave.
K. Falls, OR 97603

BARGAIN AND SALE DEED

Marian Jensen, as Trustee of the Jensen Family Trust Agreement, Dated April 3, 2001, Grantor, conveys to Kirsten E. Harper and Matthew B. Harper, as tenants by the entirety, Grantees, the Trust's interest in the following parcel of real property located in Klamath County, Oregon:

Lot 12 in Block 2 of First Addition to Tonatee Homes, according to the Official Plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

More commonly referred to as: 4480 Memorie Lane
Klamath Falls OR 97603

Klamath County Tax Assessor's Account No. R-3909-011CC-10000-000

This Deed is made for estate planning purposes and no consideration stated in dollars has been paid.

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,

BARGAIN AND SALE DEED - 1

AMERITITLE, has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

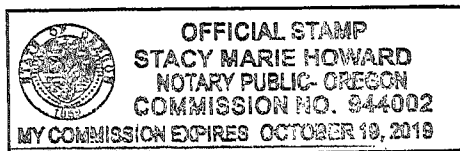
OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009,
AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 6th day of April 17 ~~March~~ 2016.

Marian Jensen TEE
Marian Jensen, Trustee of the Jensen
Family Trust

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on the 6th day of April ~~March~~ 2016, by Marian
Jensen in her capacity as Trustee of the Jensen Family Trust.



St Howard
Notary Public for Oregon

My Commission Expires: 10-19-19