

BLS

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY MEANS

MTC 1396-11962

2018-002067

Klamath County, Oregon

02/22/2018 01:49:01 PM

Fee: \$47.00

Jensen Family Disclaimer Trust

6512 Valhalla Ave.

Klamath Falls, OR 97603

Grantor's Name and Address

Karl Jensen & Kirsten Harper

6512 Valhalla Ave.

Klamath Falls, OR 97603

Grantee's Name and Address

After recording, return to (Name and Address):

Kirsten Harper

6512 Valhalla Ave.

Klamath Falls, OR 97603

Until requested otherwise, send all tax statements to (Name and Address):

same as above

SPACE RESERVED
FOR
RECORDER'S USE

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Karl E. Jensen and Kirsten E. Harper, Successor Trustees of the Jensen Family Disclaimer Trust established under the provisions of the **hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Karl E. Jensen and Kirsten E. Harper as tenants in common *hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows (legal description of property):

**Jensen Family Trust Agreement dated April 3, 2001

* not as tenants in common, but with full right of survivorship

Lot 21 of SKYLINE VIEW, according to the official plat thereof on file in the Office of the County Clerk of Klamath County, Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ title transfer. However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☒ the whole (indicate which) consideration. (The sentence between the symbols ®, if not applicable, should be deleted. See ORS 93.030.)

In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

IN WITNESS WHEREOF, grantor has executed this instrument on Jan 24, 2018; any signature on behalf of a business or other entity is made with the authority of that entity.

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.

Jensen Family Disclaimer Trust established under the provisions of the Jensen Family Trust Agreement Dated April 3, 2001

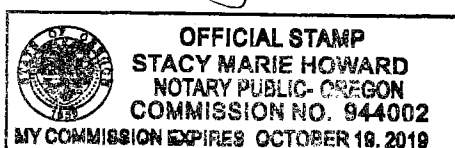
Karl E. Jensen, Successor Trustee

Kirsten E. Harper, Successor Trustee

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on _____,

by _____

This instrument was acknowledged before me on January 24, 2018,by Kirsten E. Harperas Successor Trusteeof the Jensen Family Disclaimer Trust

Notary Public for Oregon

My commission expires 10-19-19

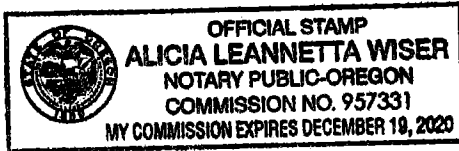
Notary Acknowledgment for Bargain and Sale Deed

Karl E. Jensen, Succ. TTEE
Karl E. Jensen, Successor Trustee

State of Oregon
County of Umatilla

On this 30th day of January, 2018, personally appeared before me the above named Karl E. Jensen, as Successor Trustee of the Jensen Family Disclaimer Trust and acknowledged the foregoing instrument to be his/her/their voluntary act and deed.

WITNESS My hand and official seal.



Alicia Leannetta Wiser
Notary Public for Oregon
My Commission expires: 12/19/2020