



THIS SPACE RESERVED FOR

**2020-017114**

**Klamath County, Oregon**

**12/31/2020 11:58:02 AM**

**Fee: \$87.00**

After recording return to:

Dustin C Neumann and Roxanne M Neumann

3799 Kincaid

Eugene, OR 97405

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

Dustin C Neumann and Roxanne M Neumann

3799 Kincaid

Eugene, OR 97405

File No. 414606AM

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**STATUTORY WARRANTY DEED**

**Gerald J. Jansen and Lloydene L. Jansen, as co-Trustees of Jansen Family Trust, U/A dated February 2, 2015,**  
Grantor(s), hereby convey and warrant to

**Dustin C Neumann and Roxanne M Neumann, as Tenants by the Entirety,**

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:

**Lot 14 in Block 4 of TRACT 1119, LEISURE WOODS, UNIT 2, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.**

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

**2407-007D0-01800**

The true and actual consideration for this conveyance is \$344,000.00.

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:



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<sup>th</sup> day of December, 2020.

Jansen Family Trust

Gerald J. Jansen, Co-Trustee  
Gerald J. Jansen, Co-Trustee

Lloydene L. Jansen, Co-Trustee  
Lloydene L. Jansen, Co-Trustee

State of Arizona } ss.  
County of Maricopa }

On this 4<sup>th</sup> day of December, 2020, before me, Alexis Rodriguez a Notary Public in and for said state, personally appeared Gerald J Jansen and Lloydene L Jansen known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Jansen Family Trust, U/A dated February 2, 2015, and acknowledged to me that he/she/they executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

A. Rodriguez  
Notary Public for the State of Arizona»  
Residing at: Arizona  
Commission Expires: May 1, 2024

