



THIS SPACE RESERVED FOR

**2021-009897**

**Klamath County, Oregon**

**06/24/2021 01:45:00 PM**

**Fee: \$92.00**

After recording return to:

Arliss Jensen and Gina Jensen

770 Eastview Dr

Cottage Grove, OR 97424

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

Arliss Jensen and Gina Jensen

770 Eastview Dr

Cottage Grove, OR 97424

File No. 454584AM

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## **STATUTORY WARRANTY DEED**

**Donovan Newcomb**

Grantor(s), hereby convey and warrant to

**Arliss Jensen and Gina Jensen, 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:

**See Attached Exhibit 'A'**

The true and actual consideration for this conveyance is \$5,000.00.

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 18th day of June, 2021.

[Signature]  
Donovan Newcomb

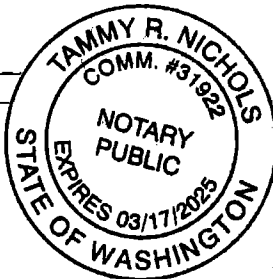
State of Washington } ss  
County of Asotin }

On this 18 day of June, 2021, before me, Tammy R. Nichols, a Notary Public in and for said state, personally appeared Donovan Newcomb, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.  
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

[Signature]  
Notary Public for the State of Washington

Residing at: Leavenworth

Commission Expires: 3-17-2025



## EXHIBIT 'A'

File No. 454584AM

Parcel One:

That portion of Lot 86, Block 18, OREGON PINES, further described as follows:

Beginning at the Northeasterly corner of Lot 41, said point being the true point of beginning, thence South 53°37'10" West 355.78' feet; thence North 58°54'20" West 335 feet thence North 15°25'52" East 279.59 feet, thence North 49°48'23" East 489.02 feet to the Easterly corner of Lot 58, thence in a South Easterly direction 600 feet more or less to the true point of beginning.

Parcel Two:

Those portions of Block 18 of Oregon Pines, as same is shown on plat filed June 30, 1969, duly recorded in the office of the County Clerk, Klamath County, Oregon, described as follows:

Lot 63 and that portion of Lot 86 more particularly described as follows: Beginning at the most Southerly point of Lot 19, thence North 28°32'10" West 640 feet, thence South 61°27'50" West 300 feet, more or less, to the Easterly line of Lot 64, thence South 25°11'50" East 240 feet, more or less, to the Southeast corner of Lot 64, thence South 30°04'26" West 265 feet, thence in Easterly direction 600 feet, more or less to the true point of beginning.

Parcel Three:

Lot 38, Block 18, and that portion of Lot 86, Block 18, OREGON PINES, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northeast corner of Lot 38, said point being the true point of beginning; thence North 81°26'43" West 302.40 feet; thence in a Northerly direction 480 feet, more or less to the Southeast corner of Lot 62; thence South 56°53'50" East 240.67 feet to the Southeast corner of Lot 63; thence in an Easterly direction 600 feet more or less to the Northwest corner of Lot 22; thence in a Southwesterly direction 670 feet, more or less to the Northeast corner of Lot 38, said point being the true point of beginning.