



After recording return to:
James R. Ricketts and Wanda L.
Ricketts
3927 Grenada Way
Klamath Falls, OR 97603-7624

Until a change is requested all tax
statements shall be sent to the
following address:
James R. Ricketts and Wanda L.
Ricketts
3927 Grenada Way
Klamath Falls, OR 97603-7624

File No.: 7161-3857152 (SA)
Date: November 09, 2021

THIS SPACE RESERVED FOR RECORD

2021-018194

Klamath County, Oregon

12/08/2021 09:54:01 AM

Fee: \$87.00

STATUTORY WARRANTY DEED

Shawn Jensen and Emily Jensen, as tenants by the entirety, Grantor, conveys and warrants to **James R. Ricketts and Wanda L. Ricketts, as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

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

Lot 7, Block 4 of First Addition to Sunset Village, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Subject to:

1. 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 **\$350,000.00**. (Here comply with requirements of ORS 93.030)

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 7th day of December, 2021.

Shawn Jensen
Shawn Jensen

Emily Jensen
Emily Jensen

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 7th day of December, 2021
by **Shawn Jensen and Emily Jensen.**

Jean Ann Backus

Notary Public for Oregon
My commission expires: February 12, 2024

