

**2022-005833**

**Klamath County, Oregon**

**05/06/2022 02:08:01 PM**

**Fee: \$92.00**

**UNTIL A CHANGE IS REQUESTED,  
SEND ALL TAX STATEMENTS TO:**

Finn R. Jacobsen  
4301 Etting Rd  
Oxnard, CA 93033

**AFTER RECORDING RETURN TO:**

Law Office of Eden Rose Brown, LLC  
1011 Liberty Street SE  
Salem, OR 97302

**GRANTOR:**

Finn Jacobsen  
4301 Etting Rd  
Oxnard, CA 93033

**GRANTEE:**

Finn R. Jacobsen, Trustee, Finn R. Jacobsen Trust  
4301 Etting Rd  
Oxnard, CA 93033

**CONSIDERATION:**

The true and actual consideration for this conveyance consists of or includes other property or value given as consideration for estate planning purposes.

**WARRANTY DEED**

**Finn Jacobsen, "Grantor," conveys and warrants to Finn R. Jacobsen, Trustee, or his successors in interest, of the Finn R. Jacobsen Trust dated January 20, 2022, and any amendments thereto, "Grantee," the following described real property, in the County Klamath, State of Oregon, free of encumbrances, except as specifically set forth herein:**

See legal description attached hereto as "Exhibit A" and by this reference incorporated herein.

SUBJECT TO: All liens, encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage AND Trust Deed, including the terms and provisions thereof, dated January 13, 2000, and recorded January 26, 2000 in Book M-00, Page 2658, Mortgage Records of Klamath County, Oregon, in favor of Richard E. Walker and Sherrilee Walker, Trustees, or their Successors in Trust, under the Walker Living Trust, dated November 2, 1995, as to a 25% interest, and Robert V. Walker and Marcheta L. Walker, Trustees or their Successors in Trust, under the Walker Living Trust, dated December 15, 1995, as to a 75% interest, AND, Trust Deed, including the terms and provisions thereof, dated February 18, 2000, as recorded February 25, 2000, in Book M-00, Page 5973, Klamath County Mortgage records, in favor of T.T. Miyasaka, Inc., a California corporation, which Trust Deed the Grantee herein DOES NOT agree to assume and pay and Grantor holds Grantee harmless therefrom.

The liability and obligations of grantor to grantee and grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that would be available to grantor under any policy of title insurance issued to grantor at the time grantor acquired such property. The limitations contained herein expressly do not relieve grantor of any liability or obligations under this instrument, but merely define the scope, nature, and amount of such liability or obligations.

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 25 day of April 2022.

GRANTOR:

Finn Jacobsen  
Finn Jacobsen

#### ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA )  
 ) ss.  
COUNTY OF VENTURA )

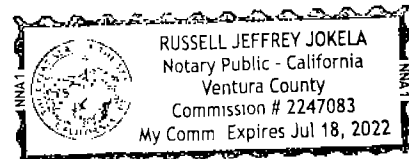
On April 25, 2022, before me, Russell Jeffrey Jokela, a Notary Public, personally appeared FINN JACOBSEN, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument, the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY of PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Russell Jokela



(SEAL)

## EXHIBIT "A"

### PARCEL 1:

Parcel 2 of Land Partition 22-94, being a portion of Parcel 1 of MLP NO. 79-134, situated in Government Lots 2 and 3 of Section 7, Township 38 South, Range 11 East of the Willamette Meridian and the SE  $\frac{1}{4}$  NE  $\frac{1}{4}$  and the NE  $\frac{1}{4}$  SE  $\frac{1}{4}$  of Section 12, Township 38 South, Range 11  $\frac{1}{2}$  East of the Willamette Meridian, in the County of Klamath, State of Oregon.

### PARCEL 2:

The S  $\frac{1}{2}$  NW  $\frac{1}{4}$ , SW  $\frac{1}{4}$  NE  $\frac{1}{4}$  Section 12, Township 38 South, Range 11  $\frac{1}{2}$  East of the Willamette Meridian, in the County of Klamath, State of Oregon.

### PARCEL 3:

The SW  $\frac{1}{4}$ , W  $\frac{1}{2}$  SE  $\frac{1}{4}$  and the SE  $\frac{1}{4}$  SE  $\frac{1}{4}$  of Section 12, Township 38 South, Range 11  $\frac{1}{2}$  East of the Willamette Meridian, in the County of Klamath, State of Oregon. EXCEPT a portion in the SE  $\frac{1}{4}$  SE  $\frac{1}{4}$  for right of way of Highway 140

### AND

The N  $\frac{1}{2}$  N  $\frac{1}{2}$ , Section 13, Township 38 South, Range 11  $\frac{1}{2}$  East of the Willamette Meridian, in the County of Klamath, State of Oregon. EXCEPTING THEREFROM that portion of the N  $\frac{1}{2}$  NE  $\frac{1}{4}$  Section 13, Township 38 South, Range 11  $\frac{1}{2}$  East of the which lies Easterly and Southeasterly of the Klamath Falls-Lakeview Highway.

CODE 114 MAP 3811-700 TL 602  
CODE 114 MAP 3811-1300 TL 200  
CODE 114 & 36 MAP 3811-V1200 TL 400  
CODE 36 & 114 MAP 3811-V1200 TL 400  
CODE 114 MAP 3811-V1200 TL 500  
CODE 114 MAP 3811-V1200 TL 600