



2023-000829

Klamath County, Oregon

02/07/2023 09:47:01 AM

Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

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. 575174AM

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:

Parcel 1:

Lot 39 in Block 18, OREGON PINES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Parcel 2:

Those portions of Block 18 of Oregon Pines as recorded in Klamath County, Oregon as follows:

Lot 40 and a portion of Lot 86, more particularly described as follows:

Beginning at the Northeast corner of Lot 40, said point being the true point of beginning, thence South 85°00'00" West 220 feet to the Northwest corner of Lot 40, thence in a Northwesterly direction 600 feet, more or less, to the Easterly corner of Lot 58, thence South 80°40'93" East 514 feet, thence in a Southerly direction 480 feet, more or less, to the true point of beginning all in Block 18 of Oregon Pines, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$2,000.00.

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 ²⁷26 day of January, 2023.


Donovan Newcomb

State of Washington } ss
County of Asotin }

On this ²⁷26 day of January, 2023, before me, Kelsey E. Gingerich 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.


Notary Public for the State of Washington
Residing at: Clarkston, WA
Commission Expires: 2/5/2026

