



2023-001031
Klamath County, Oregon
02/14/2023 02:02:01 PM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

David Ted Jensen, Trustee

Grantor's Name and Address

William Heinrich and Eva Rodriguez

11030 Highway 39

Klamath Falls, OR 97603

Grantee's Name and Address

After recording return to:

William Heinrich and Eva Rodriguez

11030 Highway 39

Klamath Falls, OR 97603

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

Same as above

File No. 575947AM

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

**David Ted Jensen, Trustee of the David Ted Jensen and Patricia Joanne Jensen Revocable Living Trust,
u.a.d. December 8, 2020,**

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

William Heinrich and Eva Rodriguez, with right of survivorship,

hereinafter called Grantee, and unto Grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the County of **Klamath**, State of Oregon, described as follows, to wit:

Parcel 3 of Land Partition 27-99 being a replat of Land Partition 51-97, situated in the NE1/4 NE1/4 of Section 1, Township 40 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

The true consideration for this conveyance is a Fulfillment Deed for Contract of Sale recorded May 10, 2022, Instrument #2022-005979 and Contract of Sale recorded June 7, 2022, Instrument #2022-007113..

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

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.

In Witness Whereof, the grantor has executed this instrument this 9th day of Feb, 2023; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

The David Ted Jensen and Patricia Joanne Jensen
Revocable Living Trust

By: David Ted Jensen

David Ted Jensen, Trustee

State of OR } ss
County of KLAMATH }

On this 9th day of Feb, 2023, before me, DEBORAH ANNE SINNOCK a Notary Public in and for said state, personally appeared David Ted Jensen, Trustee of the David Ted Jensen and Patricia Joanne Jensen Revocable Living Trust, 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.

Deborah Anne Sinnock
Notary Public for the State of OR
Residing at: KLAMATH Co.
Commission Expires: 7-29-25

