

RECORDING COVER SHEET PER ORS 205.234

THIS COVER SHEET HAS BEEN PREPARED BY THE PERSON
PRESENTING THE ATTACHED INSTRUMENT FOR RECORDING.
ANY ERRORS IN THIS COVER SHEET DOES NOT AFFECT THE
TRANSACTION(S) CONTAINED IN THE INSTRUMENT ITSELF.

2024-006135

Klamath County, Oregon

07/16/2024 11:35:02 AM

Fee: \$107.00

FILE NO: 4175397/JC

RECORDING REQUESTED BY AND RETURN TO:

**First American Title
1225 Crater Lake Ave
Medford OR 97504**

1. Title of Document: (ORS 205.234a)

Statutory Warranty Deed

2. Grantor(s): (ORS 205.160)

Arliss Jensen and Gina Jensen, as tenants by the entirety

3. Grantee(s): (ORS 205.1251a and 205.160)

Walter Rolando Velasquez and Sujey Zulema Velasquez, as tenants by the entirety

4. TRUE AND ACTUAL TRANSACTION AMOUNT: (ORS 93.030) (If applicable):

\$53,000.00

5. SEND TAX STATEMENTS TO:

**Walter Rolando Velasquez and Sujey Zulema Velasquez
64464 Twenty Nine Palms Highway
Joshua Tree, CA 92252**

6. If this instrument is being Re-Recorded, complete the following statement: (ORS 205.244)

**Re-recorded to: amend the legal description (Parcel 5), on instrument previously recorded as Document No.
2024-006002**

2024-006002

Klamath County, Oregon

07/12/2024 01:13:02 PM

Fee: \$97.00



After recording return to:
Walter Rolando Velasquez and Sujey
Zulema Velasquez
64464 Palms Highway
Joshua Tree, CA 92252

Until a change is requested all tax
statements shall be sent to the
following address:
Walter Rolando Velasquez and Sujey
Zulema Velasquez
64464 Twenty Nine Palms Highway
Joshua Tree, CA 92252

File No.: 7161-4175397 (JC)

Date: June 13, 2024

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Arliss Jensen and Gina Jensen, as tenants by the entirety, Grantor, conveys and warrants to Walter Rolando Velasquez and Sujey Zulema Velasquez, as tenants by the entirety, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

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 **\$53,000.00**. (Here comply with requirements of ORS 93.030)



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Zulema Velasquez
64464 Palms Highway
Joshua Tree, CA 92252

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

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See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

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 **\$53,000.00**. (Here comply with requirements of ORS 93.030)

APN: 282198

Statutory Warranty Deed
- continued

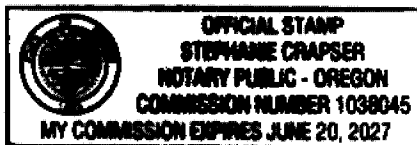
File No.: 7161-4175397 (JC)

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 11 day of July, 2024.
[Signature] [Signature]
Arliss Jensen Gina Jensen

STATE OF Oregon)
County of Lane) ss.

This instrument was acknowledged before me on this 11th day of July, 2024
by **Arliss Jensen and Gina Jensen.**



[Signature]
Notary Public for Oregon
My commission expires:

EXHIBIT A

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

Parcel 1:

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 2:

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 3:

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.

Parcel 4:

APN: 282198

Statutory Warranty Deed
- continued

File No.: 7161-4175397 (JC)

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 5:~~

~~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.~~

~~NOTE: This legal description was created prior to January 1, 2008.~~

Parcel 5:

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 330 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.

NOTE: This legal description was created prior to January 1, 2008.