

MT 59348-MS

'03 JAN 22 PM 3:06

THIS SPAC **State of Oregon, County of Klamath**
Recorded 01/22/2003 3:06 p m.
Vol M03 Pg 04054-55
Linda Smith, County Clerk
Fee \$ 26.⁰⁰ # of Pgs 2

After recording return to:
JAMES VANGRINSVEN

P.O. BOX 428
FORT KLAMATH, OR 97626

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

JAMES VANGRINSVEN
P.O. BOX 428
FORT KLAMATH, OR 97626

Escrow No. MT59348-MS

WARRANTY DEED

JINOH WON BAE KIM, Grantor(s) hereby grant, bargain, sell, warrant and convey to:
JAMES VANGRINSVEN and ROBIN HURT, husband and wife, Grantee(s) and grantee's heirs,
successors and assigns the following described real property, free of encumbrances
except as specifically set forth herein in the County of **KLAMATH** and State of Oregon,
to wit:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

75554

3307-V22BB-01300

SUBJECT TO: all those items of record and those apparent upon the land, if any, as of
the date of this deed and those shown below, if any:

and the grantor will warrant and forever defend the said premises and every part and
parcel thereof against the lawful claims and demands of all persons whomsoever, except
those claiming under the above described encumbrances.

The true and actual consideration for this conveyance is \$135,000.00.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE
ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated this 17 day of JAN, 03.

Jinoh Won Bae Kim

JINOH WON BAE KIM

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on January 17, 2003 by JINOH WON BAE
KIM.



Marjorie A. Stuart
(Notary Public for Oregon)

Commission expires 12-20-06

EXHIBIT "A"
LEGAL DESCRIPTION

Lots 1, 2, 3, 4, 6, 7, 8, 9 and 10 in Block 2, and Lot 1, Block 4 of BUTLER'S ADDITION TO FORT KLAMATH, Oregon, TOGETHER WITH the South one-half of Vacated "A" Street adjoining Block 2 on the North, and West one-half of Vacated Wood River Boulevard lying North of the North line of 1st Street and that portion of the East one-half of Vacated Wood River Boulevard lying North of the South line of Lot 1, Block 4, BUTLER'S ADDITION TO FORT KLAMATH, extended Westerly and the Vacated alley in Block 2, BUTLER'S ADDITION TO FORT KLAMATH, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.