

04 JUL 29 AM 11:11



After recording return to:
Larry D. Brown and Carie L. Brown
28576 Hamm Road
Eugene, OR 97405

Until a change is requested all tax statements
shall be sent to the following address:
Larry D. Brown and Carie L. Brown
28576 Hamm Road
Eugene, OR 97405

File No.: 7064-415613 (RJT)
Date: July 19, 2004

Vol M04 Page 49618

State of Oregon, County of Klamath
Recorded 07/29/04 11:11 a m
Vol M04 Pg 49618-19
Linda Smith, County Clerk
Fee \$ 26⁰⁰ # of Pgs 2

STATUTORY WARRANTY DEED

Bo Suk Sung and Ellen Sung, husband and wife as tenants by the entirety, Grantor, conveys and warrants to **Larry D. Brown and Carie L. Brown as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 1 in Block 10 of Tract 1122, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

This property is free from liens and encumbrances, EXCEPT:

1. The **2004-2005** Taxes, a lien not yet payable.
2. 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.

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.

The true consideration for this conveyance is **\$10,500.00**. (Here comply with requirements of ORS 93.030)

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49619

APN: 166876

Statutory Warranty Deed
- continued

File No.: 7064-415613 (RJT)
Date: 07/19/2004

Dated this 21 day of July, 2004.

Bo Suk Sung
Bo Suk Sung

Ellen Sung
Ellen Sung

~~XXXXXXXXXXXX~~
~~aka Margaret K. Jager~~

STATE OF California)
County of Orange)ss.
)

This instrument was acknowledged before me on this 21st day of July, 2004
by **Bo Suk Sung and Ellen Sung.**



N. J. Al-Himyary
Notary Public for California
My commission expires: Dec. 5th, 2005