

05 JUN 1 PM 3:46

Vol M05 Page 40858



After recording return to:  
Thomson Development Co.  
P. O. Box 197  
Keno, OR 97627

Until a change is requested all tax statements  
shall be sent to the following address:  
Thomson Development Co.  
P. O. Box 197  
Keno, OR 97627

File No.: 7021-586697 (DMC)  
Date: May 31, 2005

State of Oregon, County of Klamath  
Recorded 06/01/05 3:46 p m  
THIS Vol M05 Pg 40858-60  
Linda Smith, County Clerk  
Fee \$ 31.00 # of Pgs 3

### STATUTORY WARRANTY DEED

**Lynn Kocan**, Grantor, conveys and warrants to **Thomson Development Co.**, 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.

**This property is free from liens and encumbrances, EXCEPT:**

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.

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 **\$74,000.00**. (Here comply with requirements of ORS 93.030)

Dated this 1 day of June, 2005.

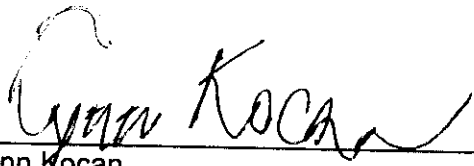
319

40859

APN: 411334

Statutory Warranty Deed  
- continued

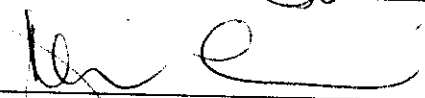
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\_\_\_\_\_  
Lynn Kocan

STATE OF Oregon )  
County of Klamath )ss.  
)

This instrument was acknowledged before me on this 1 day of June, 2005  
by **Lynn Kocan**.



  
\_\_\_\_\_  
Dori Crain  
Notary Public for Oregon  
My commission expires: November 7, 2005

APN: 411334

Statutory Warranty Deed  
- continued

**40860**

File No.: 7021-586697 (DMC)  
Date: 05/31/2005

**EXHIBIT A**

**LEGAL DESCRIPTION:**

All of that portion of Lots 1 and 2, Block 42, First Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Beginning at the Northwesterly corner of Lot 1 Block 42 of said Addition at the intersection of the Westerly line of Fifth Street with the Southerly line of Lincoln Street; thence Southwesterly along the Southerly line of Lincoln Street 90 feet; thence Southeasterly and parallel with Fifth Street 55 feet; thence Northeasterly and parallel with Lincoln Street 90 feet to the Westerly line of Fifth Street; thence Northwesterly along the Westerly line of Fifth Street 55 feet to the place of beginning.