

05 JUL 6 PM 3:10

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After Recording Return to:

DAVID M. COWAN and THERESA E. COWAN

7647 Libby Rd NE
Olympia, Wa. 98506

Until a change is requested all tax statements

Shall be sent to the following address:

DAVID M. COWAN and THERESA E. COWAN

Same as above

State of Oregon, County of Klamath

Recorded 07/06/05 3:10 p m

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Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

ATC 01735ms
WARRANTY DEED
(INDIVIDUAL)

CHONG KIM WHO ACQUIRED TITLE AS CHOONG KIL KIM and JUNG JA KIM, herein called grantor, convey(s) to DAVID M. COWAN and THERESA E. COWAN, husband and wife, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 2, Block 6, Tract No. 1093, PINECREST, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 113 MAP 3614-030DO TL 07900 KEY #364894

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$7,500.00.

(here comply with the requirements of ORS 93.930)

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 June 29, 2005.

Chong Kim by
Jerry L Hess his Attorney in fact
CHONG KIM AKA CHOONG KIL KIM
BY JERRY L. HESS HIS ATTORNEY IN FACT

Jung Ja Kim her
Jerry L Hess Attorney in fact
JUNG JA KIM
BY JERRY L. HESS, HER ATTORNEY IN FACT

STATE OF Calif. Oregon, County of Santa Clara, ss.

On June 30, 2005 personally appeared the above named Jerry L. Hess as Attorney in fact for Choong Kil Kim and Jung Ja Kim and acknowledged the foregoing instrument to be his voluntary act and deed.

This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00061735

Before me: Rosemary Whitaker
Notary Public for Oregon California
My commission expires: 01-06-2008

Official Seal

