

MT-70354TM



State Of Oregon, County Of Klamath

M05-62582

08/23/2005 02:55:42 PM

Of Pages 2 Fee: \$26.00

After recording return to:

DAVID M. 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

7647 Libby Rd NE

OLYMPIA, WA 98506

Escrow No. MT70354-TM

STATUTORY WARRANTY DEED

HERMAN TOWNSEND, Grantor(s) hereby convey and warrant to **DAVID M. COWAN and THERESA E. COWAN, as tenants by the entirety**, Grantee(s) the following described real property in the County of **KLAMATH** and State of Oregon, free of encumbrances except as specifically set forth herein:

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

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$12,230.00**.

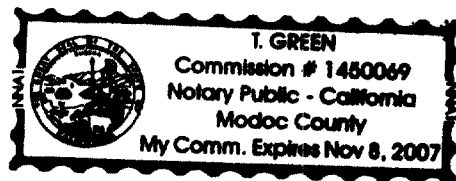
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated this 1st day of July, 2005.

Herman Townsend
HERMAN TOWNSEND

STATE OF CALIFORNIA

COUNTY OF Modoc ss.



On July 1, 2005 before me, T. Green personally appeared HERMAN TOWNSEND personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that HE executed the same in his authorized capacity(ies), and that by his signatures(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature T. Green

2600

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1

A tract of land situated in the West 1/2 of the SE1/4 of Section 34, Township 36 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin in the Southwesterly boundary of the Klamath Falls-Lakeview Highway from which the one-quarter corner of the Southerly boundary of Section 34 bears South 0 degrees 45' 1/2" East 2146.0 feet; thence South 20 degrees 06' East along said Southwesterly boundary of said Highway 788.7 feet to the true point of beginning; thence South 20 degrees 06' East 140 feet; thence South 79 degrees 34' West 78 feet; thence North 16 degrees 15 1/2' West 40 feet; thence South 79 degrees 34' West 222 feet to the North-South centerline of said Section 34; thence North 0 degrees 45 1/2' West along the said centerline 100 feet; thence North 79 degrees 34' East 265.5 feet to the true point of beginning.

EXCEPTING FROM THE ABOVE, beginning at an iron pin in the Southwesterly boundary of the Klamath Falls-Lakeview Highway from which the one-quarter corner of the Southerly boundary of Section 34 bears South 0 degrees 45' 1/2" East 2146.0 feet; thence South 20 degrees 06' East along said Southwesterly boundary of said Highway 788.7 feet to the true point of beginning; thence South 20 degrees 06' East 79.7 feet; thence South 79 degrees 34' West 125.0 feet; thence North 20 degrees 06' West 79.7 feet; thence North 79 degrees 34' East 125.0 feet to the true point of beginning.

PARCEL 2

A tract of land being situate in the SE1/4 of the SW1/4 of Section 34, Township 36 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Commencing at a point 1,100 feet North of the Southeast corner of the Southwest Quarter of Section 34, Township 36 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon, thence North 208 feet; thence West 208 feet; thence South 208 feet; thence East 208 feet to the point of beginning.

Tax Account No: 3614-034DB-01400-000
Tax Account No: 3614-034DC-01100-000

Key No: 365198
Key No: 365250