

mtc-71823 TM



M05-67434

Klamath County, Oregon

10/25/2005 02:45:47 PM

Pages 3 Fee: \$31.00

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. MT71823-TM

Title No. 0071823

5/3/05

STATUTORY WARRANTY DEED

LENITA G. MOSS and ROBERT F. MOSS, as tenants by the entirety, 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 **\$65,000.00**.

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 24 day of October, 2005

Lenita G. Moss
LENITA G. MOSS

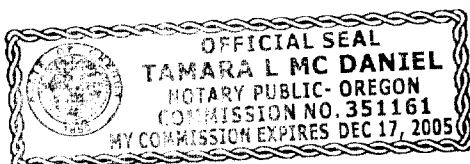
Robert F. Moss
ROBERT F. MOSS

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Oct 25, 2005 by LENITA G. MOSS and ROBERT F. MOSS.

Tamara L. McDaniel
(Notary Public for Oregon)

My commission expires 12/17/05



3/0

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1

The N1/2 of Government Lot 2 in Section 7, Township 37 South, Range 15 East of the Willamette Meridian, Klamath County, Oregon.

TOGETHER WITH an easement 60.00 feet in width for roadway purposes for use in common with others over and across the Southerly 60.00 feet of that portion of Section 1, Township 37 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon, that is Easterly of Fishhole Road No. 379.

ALSO TOGETHER WITH an easement 60.00 feet in width for roadway purposes for use in common with others lying 30.00 feet on each side of the West line E1/2 NE1/4 of Section 12, Township 37 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon.

ALSO TOGETHER WITH an easement 60.00 feet in width for roadway purposes for use in common with others lying 30.00 feet on each side of the North line SE1/4 NE1/4 of Section 12, Township 37 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon.

ALSO TOGETHER WITH an easement 60.00 feet in width for roadway purposes for use in common with others lying 30.00 feet on each side of the North line of Government Lot 2 of Section 7, Township 37 South, Range 15 East of the Willamette Meridian, Klamath County, Oregon.

ALSO TOGETHER WITH an easement 60.00 feet in width for roadway purposes for use in common with others lying 30.00 feet on each side of the West line of that portion of the E1/2 W1/2 of said Section 7 that is Southerly of Oregon State Highway No. 140.

SUBJECT TO an easement 60 feet in width for roadway purposes for use in common with others lying 30.00 feet on each side of the East line of the above described property.

Tax Account No: 3715-007B0-00600-000 Key No: 407928

PARCEL 2

A portion of the SW1/4 of the NW1/4 of Section 7, Township 37 South, Range 15 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the brass cap monument marking the West quarter corner of said Section 7; thence North 00° 39' 20" East along the West section line of said Section 7, 658.02 feet to a 1/2 inch iron pin; thence North 89° 37' 09" East 1336.83 feet to a point; thence South 00° 05' 43" East 657.64 feet to a 5/8 inch iron pin; thence West 1345.45 feet to the point of beginning; with bearings based on Survey No. 2401. Also known as the S1/2 of Government Lot 2.

Tax Account No: 3715-007B0-00700-000 Key No: 407937

(Legal description continued)

PARCEL 3

A portion of the SE1/4 of the NE1/4 of Section 12, Township 37 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the brass cap monument marking the East quarter corner of said Section 12; thence South 88° 58' 37" West 1309.33 feet to a 5/8 inch iron pin; thence North 00° 38' 01" East 1318.96 feet to a point; thence North 89° 06' 19" East 1309.74 feet to a point; thence South 00° 39' 20" East 1316.05 feet to the point of beginning; with bearings based on Survey No. 2401.

Tax Account No: 3714-01200-00900-000

Key No: 404146