

2007-014687

Klamath County, Oregon



00029538200700146870020028

08/20/2007 03:38:11 PM

Fee: \$26.00



After recording return to:

Andrew J Hyun and Taesun Y Hyun
~~1030 Wild Plum Dr~~ **PO Box 1582**
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:

Andrew J Hyun and Taesun Y Hyun
~~1030 Wild Plum Dr~~ **PO Box 1582**
Klamath Falls, OR 97601

File No.: 7021-1080563 (ALF)

Date: July 30, 2007

THIS S

STATUTORY WARRANTY DEED

John Edward Hancock and Rebecca Josephine Hancock, as tenants by the entirety, Grantor, conveys and warrants to **Andrew J Hyun and Taesun Y Hyun, husband and wife as tenants by the entirety, Grantee,** the following described real property free of liens and encumbrances, except as specifically set forth herein:

LOT 14 IN BLOCK 6 OF TRACT NO. 1140, LYNNEWOOD FIRST ADDITION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Subject to:

1. The **2007-2008** 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.

The true consideration for this conveyance is **\$268,000.00.** (Here comply with requirements of ORS 93.030)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES 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, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 197.352.

Dated this 17 day of Aug, 2007.

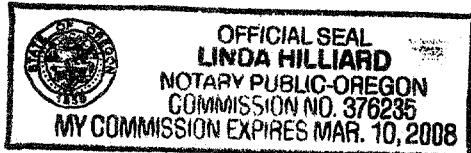
John Edward Hancock
John Edward Hancock

Rebecca Josephine Hancock
Rebecca Josephine Hancock

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 17 day of Aug, 2007
by **John Edward Hancock and Rebecca Josephine Hancock.**

Linda Hilliard



Notary Public for Oregon
My commission expires: 3/10/08