

2007-020214

Klamath County, Oregon



00036135200700202140030032

12/03/2007 12:02:13 PM

Fee: \$31.00



THIS SPACE

After recording return to:  
Whitmore Properties, LLC

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

File No.: ()  
Date: October 8, 2007

### STATUTORY WARRANTY DEED

**David M. Cowan and Theresa E. Cowan as tenants by the entirety**, Grantor, conveys and warrants to **Whitmore Properties, LLC**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

#### See Attached Exhibit "A" Legal Description

**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 \$.<sup>0</sup> (Here comply with requirements of ORS 93.030)

Dated this 27 day of November, 2007.

31

APN:

Statutory Warranty Deed  
- continued

File No.: 7021-Dori (DMC)  
Date: 01/25/2005

David M. Cowan 11/27/07  
David M. Cowan

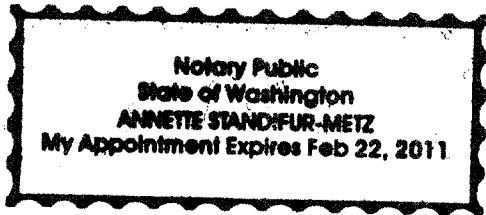
Theresa E. Cowan 11/27/07  
Theresa E. Cowan

STATE OF Washington )  
County of Thurston ) ss.

This instrument was acknowledged before me on this 27 day of November, 2007  
by .

Annette Standifur Metz

Notary Public for Washington  
My commission expires: 2-22-2011



COWAN TO FITZGERALD  
In reference to PLA 3-07

A tract of land situated in the NW $\frac{1}{4}$  and the SW $\frac{1}{4}$  of Section 34, T36S R14E, W.M., Klamath County, Oregon, being more particularly described as follows:

Commencing at the Northwest Corner of said Section 34; thence S 00°07'03" E, 71.92 feet; thence S 79°41'43" E, 696.26 feet; thence SOUTH, 1642.15 feet; thence WEST 200.00 feet to a point on the West Line of Parcel 2 of Land Partition 12-02 and the POINT OF BEGINNING of this description; thence SOUTH on said West Line, 1579.01 feet to the Southwest Corner of said Parcel 2; thence WEST, 200.00 feet; thence NORTH, 1579.01 feet; thence EAST, 200.00 feet to the POINT OF BEGINNING, containing 7.25 acres.