

2008-004861

Klamath County, Oregon



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04/02/2008 01:16:02 PM

Fee: \$31.00

Recording Requested By:
Aspen Title & Escrow, Inc.
525 Main Street
Klamath Falls, OR 97601

When Recorded Return To:

Aspen Title & Escrow, Inc.
525 Main Street
Klamath Falls, OR 97601

Until requested otherwise, send all tax statements:

(SPACE ABOVE THIS LINE FOR RECORDER'S USE)

ATE: 65638-MS

COVER SHEET

DOCUMENT: Warranty Deed (Individual)

GRANTOR: Sun Bok Namkung and Yok Namkung

GRANTEE: Michael D. Muehlenhardt and Brenda L. Muehlenhardt

#31-A

After Recording Return to:

MICHAEL D. MUEHLENHARDT and BRENDA L MUEHLEENHARDT
5098 CHERRY BLOSSOM
KLAMATH FALLS, OR 97603

Until a change is requested all tax statements

Shall be sent to the following address:

MICHAEL D. MUEHLENHARDT and BRENDA L MUEHLEENHARDT
5098 CHERRY BLOSSOM
KLAMATH FALLS, OR 97603

WARRANTY DEED
(INDIVIDUAL)

SUN BOK NAMKUNG and YOK NAMKUNG, herein called grantor, convey(s) to MICHAEL D. MUEHLENHARDT and BRENDA L MUEHLEENHARDT, tenants by the entirety, herein called grantee, all that real property situated in the County of KLAMATH COUNTY, State of Oregon, described as:

Lot 89, Tract No. 1437, THE WOODLANDS, PHASE 2, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 074 MAP 3808-036DC TL 08700 KEY #892716

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 \$217,500.00.
(here comply with the requirements of ORS 93.930)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007. 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE 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 SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007.

Dated March 28, 2008.

YOK NAMKUNG

SUN BOK NAMKUNG

YOK NAMKUNG
YOK NAMKUNG

STATE OF CALIFORNIA, County of San Joaquin ss.

On March 28, 2008 personally appeared the above named SUN BOK NAMKUNG and YOK NAMKUNG and acknowledged the foregoing instrument to be their voluntary act and deed.

This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 65638MS

Before me: Amy H. Jing
Notary Public for ~~Oregon~~ California
My commission expires: July 20, 2009

Official Seal

