

MT 85987-KR

THIS SPAC

2009-013768

Klamath County, Oregon



10/23/2009 11:23:41 AM

Fee: \$42.00

After recording return to:

David M. Cowan

7647 Libby Road NE

Olympia, WA 98506

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

David M. Cowan

7647 Libby Road NE

Olympia, WA 98506

Escrow No. MT85987-KR

Title No. 0085987

SWD

### STATUTORY WARRANTY DEED

Phillip A. Thomas and Marilyn M. Thomas, as tenants by the entirety, Grantor(s) hereby convey and warrant to David M. Cowan Theresa E. Cowan,\* 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**

\*as tenants by the entirety,

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:

**2009-2010 Real Property Taxes a lien not yet due and payable.**

The true and actual consideration for this conveyance is **\$35,000.00**.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, 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 OF THE LOT OR PARCEL, 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 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

Dated this 22<sup>nd</sup> day of October, 2009.

x Phillip A. Thomas  
Phillip A. Thomas

x Marilyn M. Thomas  
Marilyn M. Thomas

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on Oct. 22, 2009 by Phillip A. Thomas and Marilyn M. Thomas.



Kristi L. Redd  
(Notary Public for Oregon)  
My commission expires 11/16/2011

42DMT

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**Parcel 1:**

Beginning at a point on the Southwesterly right of way line of the Klamath Falls-Lakeview Highway, which point is North  $0^{\circ}45' 1/2''$  West 2146 feet from the South quarter corner of Section 34, Township 36 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon, thence South  $0^{\circ}45' 1/2''$  East 888.7 feet to the true point of beginning of this description; thence South  $0^{\circ}45' 1/2''$  East 182.3 feet; thence North  $82^{\circ}01'$  East 356.0 feet to the Southwesterly right of way line of the Klamath Falls-Lakeview Highway; thence North  $20^{\circ}06'$  West along said Highway 54.74 feet; thence South  $82^{\circ}01'$  West 88.5 feet; thence North  $16^{\circ}15' 1/2''$  West 137.6 feet; thence South  $79^{\circ}34'$  West 222.0 feet, more or less, to the point of beginning.

**Parcel 2:**

Commencing at an iron pipe in the Southwesterly boundary of the Klamath Falls-Lakeview Highway (No. 66) from which the quarter section corner on the Southerly boundary of Section 34, Township 36 South, Range 14 East of the Willamette Meridian, bears South  $0^{\circ}45' 1/2''$  East 2146.0 feet distant and running thence South  $20^{\circ}06'$  East along the said Southwesterly boundary of the Klamath Falls-Lakeview Highway (No. 66) 888.7 feet to the true point of beginning of said description; thence South  $79^{\circ}34'$  West 78.0 feet; thence South  $16^{\circ}15' 1/2''$  East 137.6 feet; thence North  $82^{\circ}01'$  East 88.5 feet, more or less, to the Southwesterly boundary of Klamath Falls-Lakeview Highway (No. 66); thence North  $20^{\circ}06'$  West 143 feet, more or less, to the point of beginning and being situated in the Northwest 1/4 of the Southeast 1/4 of Section 34, Township 36 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon.

Excepting therefrom the Northwesterly 40 feet thereof, reserved for a roadway as set forth in Book 197, at page 255, Deed Records of Klamath County, Oregon.