

2010-006529

Klamath County, Oregon



00084980201000065290020025

05/28/2010 01:10:27 PM

Fee: \$42.00

After Recording Return to:

LANCE L. LESUEUR and MARY B. LESUEUR

527 main St.

Klamath Falls, OR 97601

Until a change is requested all tax statements

Shall be sent to the following address:

SAME AS ABOVE

ATE 67801

**WARRANTY DEED**  
(INDIVIDUAL)

YOK NAMKUNG and SUNBOK NAMKUNG, husband and wife, herein called grantor, convey(s) to LANCE L. LESUEUR and MARY B. LESUEUR, husband and wife, herein called grantee, all that real property situated in the County of KLAMATH COUNTY, State of Oregon, described as:

See Exhibit A attached and made a part hereof.

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 **\$85,000.00.**  
(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 ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated May 20, 2010.

\_\_\_\_\_  
YOK NAMKUNG  
YOK NAMKUNG

\_\_\_\_\_  
SUNBOK NAMKUNG  
SUNBOK NAMKUNG

STATE OF WA, County of Pierce ) ss.

On May 26, 2010 personally appeared the above named YOK NAMKUNG and SUNBOK NAMKUNG and acknowledged the foregoing instrument to be [~~\* his/her~~/their] voluntary act and deed.

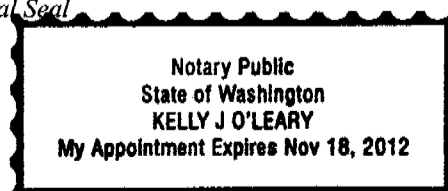
This document is filed at the request of:



525 Main Street  
Klamath Falls, OR 97601  
Order No.: 67801PS

Before me: Kelly J. O'Leary  
Notary Public for Pierce County, WA  
My commission expires: 11/18/2012

Official Seal



ATE 42

*Exhibit A*

A tract of land situated in Tract 2A "HOMEDALE" Subdivision in Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point located North 00° 20' East a distance of 594.00 feet and North 74° 37' West a distance of 118.64 feet from the Southeast corner of said Tract 2A; thence North 74° 37' West a distance of 63.95 feet; thence North 24° 38' 57" East a distance of 101.28 feet; thence South 65° 21' 03" East a distance of 147.71 feet to a point on the East line of said Tract 2A, also being on the West boundary line of Homedale Road; thence South 00° 20' West along the West boundary of Homedale Road a distance of 13.17 feet; thence North 65° 21' 03" West a distance of 90.03 feet; thence South 24° 38' 57" West a distance of 78.97 feet to the point of beginning.

AND ALSO a tract of land situated in Tract 2A "HOMEDALE" Subdivision in Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point located North 00° 20' East a distance of 594.00 feet and North 74° 37' West a distance of 118.64 feet from the Southeast corner of said Tract 2A; thence North 74° 37' West a distance of 63.95 feet; thence North 24° 38' 57" East a distance of 101.28 feet; thence South 65° 21' 03" East a distance of 147.71 feet to a point on the East line of said Tract 2A to the true point of beginning, being on the West boundary line of Homedale Road; thence North 00° 20' East along the West boundary of Homedale Road to a point lying South 00° 20' West 92.88 feet from the Northeast corner of said Tract 2A, said point also being the Southeast corner of that certain parcel of land conveyed to Leonard A. Howell, Jr., et ux. by Volume M-77 at Page 22556, Microfilm Records of Klamath County, Oregon; thence Northwesterly along the South line of said Deed Volume M-77 at Page 22556, to the Southwest corner thereof; thence Southeasterly to the point of beginning.

CODE:041 MAP:3909-011AB TL:00900 KEY:R548571