

2010-006531

Klamath County, Oregon



00084982201000065310020029

05/28/2010 01:11:27 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 67802

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/het/their] voluntary act and deed.

This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 67802PS

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

Official Seal

Notary Public
State of Washington
KELLY J O'LEARY
My Appointment Expires Nov 18, 2012

ATE 42

Exhibit A

A tract of land situated in Tracts 1 and 2A "HOMEDALE" Subdivision in Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, 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 182.59 feet from the Southeast corner of said Tract 2A; thence North 74° 37' West a distance of 69.09 feet; thence North 24° 38' 57" East a distance of 112.40 feet; thence South 65° 21' 03" East a distance of 68.20 feet; thence South 24° 38' 57" West a distance of 101.28 feet to the point of beginning.

TOGETHER WITH an easement situated in Tracts 1 and 2A "HOMEDALE" Subdivision situated in the NW 1/4 NE 1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Northerly line of said Tract 2A and being North 66° 39' 30" West 74.72 feet from the Northeast corner of said Tract 2A; thence North 66° 39' 30" West along the Northerly line of Tracts 2A and 1, 68.24 feet; thence South 24° 38' 57" West 94.71 feet; thence South 65° 21' 03" East 68.20 feet to the true point of beginning of the description; thence North 24° 39' 45" East 15.00 feet; thence North 66° 26' 40" West 157.19 feet; thence South 24° 38' 57" West 30.00 feet; thence South 66° 14' 56" East 191.41 feet; thence North 24° 44' 08" East 3.81 feet; thence South 56° 21' 03" East 89.87 feet to a point on the West right of way line of Homedale Road; thence along said right of way line North 00° 18' 43" East 26.93 feet; thence North 72° 05' 12" West 113.79 feet to the point of beginning.

CODE:041 MAP:3909-011AB TL:01000 KEY:R548562