



THIS SPACE R

2011-011024

Klamath County, Oregon



00108120201100110240030034

10/03/2011 03:27:27 PM

Fee: \$47.00

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. MT91442-KR

Title No. 0091442

SWD r.042611

STATUTORY WARRANTY DEED

Anthony Edward Funston,

Grantor(s), hereby convey and warrant to

David M. Cowan and Theresa E. Cowan, as tenants by the entirety,

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

The true and actual consideration for this conveyance is **\$1,500.00**.

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:

2011-2012 Real Property Taxes a lien not yet due and payable.

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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.

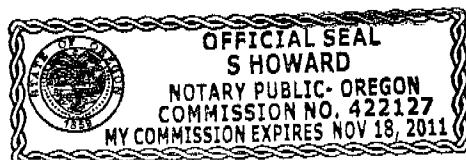
Dated this 29 day of Sept, 2011.



Anthony Edward Funston

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Sept 29, 2011 by Anthony Edward Funston.


(Notary Public for Oregon)

My commission expires 11-18-11

EXHIBIT "A"
LEGAL DESCRIPTION

The NW1/4 SE1/4 of Section 34, Township 36 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Commencing at an iron pipe (no dimensions given) in the Southwesterly boundary of the Klamath Falls-Lakeview Highway, from which the quarter section corner on the Southerly boundary of Section 34, Township 36 South, Range 14 East of the Willamette Meridian, does bear South 0°45 1/2' East 2146 feet distant; thence running South 0°45 1/2' East 428.7 feet to the true point of beginning of this description; thence South 0°45 1/2' East 60 feet distant; thence North 79°34' East 164.2 feet more or less to a point in the said Southwesterly boundary of the Klamath Falls-Lakeview Highway; thence North 20°06' West along said highway boundary 60.0 feet; thence South 79°34' West 144.0 feet to the said true point of beginning.