



2012-014425
Klamath County, Oregon
12/28/2012 10:53:42 AM
Fee: \$52.00

After recording return to:
GREGORY NAGLICH

P. O. Box 84
Bly, OR 97622

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

GREGORY NAGLICH
P. O. Box 84
Bly, OR 97622

Escrow No. MT95539-DS

Title No. 0095539

SWD r.020212

STATUTORY WARRANTY DEED

**DAVID M. COWAN and THERESA E. COWAN and COWAN ENTERPRISES, INC., A
WASHINGTON CORPORATION,**

Grantor(s), hereby convey and warrant to

GREGORY NAGLICH and TERESA LYNN PEPPERS, 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" ATTACHED HERETO AND MADE A PART HEREOF FOR
COMPLETE LEGAL DESCRIPTION.

The true and actual consideration for this conveyance is **\$83,910.00**.

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:

52 AMT

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 20th day of December, 2012.


DAVID M. COWAN


THERESA E. COWAN

COWAN ENTERPRISES, INC., A WASHINGTON CORPORATION

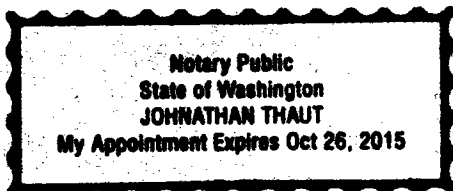
BY: 
DAVID M. COWAN, PRESIDENT

State of Washington

County of Pierce

On this day personally appeared before me DAVID M. COWAN, THERESA E. COWAN and DAVID M. COWAN, PRESIDENT OF COWAN ENTERPRISES, INC., A WASHINGTON CORPORATION to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that signed the same as free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand official seal this 20th day of December, 2012.



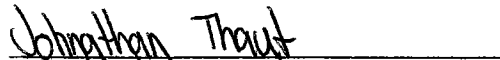

Printed Name:
Notary Public in and for the State of
Washington residing at Olympia.
My appointment expires Oct 26, 2015

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1

The N1/2 of Government Lot 2 in Section 7, Township 37 South, Range 15 East of the Willamette Meridian, Klamath County, Oregon.

TOGETHER WITH an easement 60.00 feet in width for roadway purposes for use in common with others over and across the Southerly 60.00 feet of that portion of Section 1, Township 37 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon, that is Easterly of Fishhole Road No. 379.

ALSO TOGETHER WITH an easement 60.00 feet in width for roadway purposes for use in common with others lying 30.00 feet on each side of the West line E1/2 NE1/4 of Section 12, Township 37 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon.

ALSO TOGETHER WITH an easement 60.00 feet in width for roadway purposes for use in common with others lying 30.00 feet on each side of the North line SE1/4 NE1/4 of Section 12, Township 37 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon.

ALSO TOGETHER WITH an easement 60.00 feet in width for roadway purposes for use in common with others lying 30.00 feet on each side of the North line of Government Lot 2 of Section 7, Township 37 South, Range 15 East of the Willamette Meridian, Klamath County, Oregon.

ALSO TOGETHER WITH an easement 60.00 feet in width for roadway purposes for use in common with others lying 30.00 feet on each side of the West line of that portion of the E1/2 W1/2 of said Section 7 that is Southerly of Oregon State Highway No. 140.

SUBJECT TO an easement 60 feet in width for roadway purposes for use in common with others lying 30.00 feet on each side of the East line of the above described property.

PARCEL 2

A portion of the SW1/4 of the NW1/4 of Section 7, Township 37 South, Range 15 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the brass cap monument marking the West quarter corner of said Section 7; thence North 00° 39' 20" East along the West section line of said Section 7, 658.02 feet to a 1/2 inch iron pin; thence North 89° 37' 09" East 1336.83 feet to a point; thence South 00° 05' 43" East 657.64 feet to a 5/8 inch iron pin; thence West 1345.45 feet to the point of beginning; with bearings based on Survey No. 2401. Also known as the S1/2 of Government Lot 2.

PARCEL 3

A portion of the SE1/4 of the NE1/4 of Section 12, Township 37 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the brass cap monument marking the East quarter corner of said Section 12; thence South 88° 58' 37" West 1309.33 feet to a 5/8 inch iron pin; thence North 00° 38' 01" East 1318.96 feet to a point; thence North 89° 06' 19" East 1309.74 feet to a point; thence South 00° 39' 20" East 1316.05 feet to the point of beginning; with bearings based on Survey No. 2401.