



THIS SPACE RESERVED FOR

2019-008170

Klamath County, Oregon

07/19/2019 02:57:02 PM

Fee: \$87.00

After recording return to:

Marshall F. Micheli

18920 Woodcock St., #253

Bly, OR 97622

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

Marshall F. Micheli

18920 Woodcock St., #253

Bly, OR 97622

File No. 294998AM

STATUTORY WARRANTY DEED

Cowan Enterprises Inc., a Washington Corporation,

Grantor(s), hereby convey and warrant to

Marshall F. Micheli,

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:

Unsurveyed Parcel 3 of Land Partition 12-02 situated in the SW1/4 of Section 29, Sections 32 and 33 and the W1/2 of Section 34, Township 36 South, Range 14, East of the Willamette Meridian and Section 3 and the NE1/4 of Section 5, Township 37 South, Range 14 East of the Willamette Meridian in the County of Klamath, State of Oregon.

And being further described as follows:

An area of land situated in the North 1/2 of Section 3 of Township 37 South, Range 14 East, Willamette Meridian, Klamath County, Oregon, also being described as Parcel 3 of Land Partition 12-02, as recorded in Klamath County, Oregon, more particularly described as follows:

Beginning at the Southwestern corner of Woodcock Street, also being the Southeast corner of Parcel 3 of said Land Partition; thence North 90°00'00" West 500.00 feet; thence North 00°00'00" East 900.00 feet; thence North 90°00'00" East 519.00 feet to a point on the West right of way of Woodcock Street; thence along said West right-of-way, South 01°13'00" West 900.00 feet to the point of beginning.

The true and actual consideration for this conveyance is \$50,000.00.

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:

2019-2020 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, 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 15 day of July, 2019.

Cowan Enterprises Inc.

By: [Signature]
David M. Cowan, President

By: [Signature]
Theresa E. Cowan, Secretary/Treasurer

State of WA } ss
County of Thurston

On this 15 day of July, 2019, before me, Sandra I Boss a Notary Public in and for said state, personally appeared David M. Cowan, President and Theresa E. Cowan, Secretary/Treasurer of Cowan Enterprises Inc., known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

[Signature]
Notary Public for the State of WA
Residing at: 4613 8th AVE NE, Lacey WA
Commission Expires: 12-21-2020

