



THIS SPACE RESERVED FOR RECORDER'S USE

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After recording return to:

Oliver Cooperman

2417 Lakeshore Drive

Klamath Falls, OR 97601

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

Oliver Cooperman

2417 Lakeshore Drive

Klamath Falls, OR 97601

Escrow No. K55635B

Title No. K55635B

200 JUN 21 1:54

STATUTORY WARRANTY DEED

George E. L'Esperance and Beverly G. L'Esperance, husband and wife, Grantor, conveys and warrants to Oliver Cooperman and Corrie Cooperman, Husband and Wife, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See legal description marked Exhibit "A" attached hereto and by this reference made a part hereof as though fully set forth herein.

This property is free of liens and encumbrances, EXCEPT: Reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

The true consideration for this conveyance is \$191,500.00 (Here comply with the requirements of ORS 93.030)

Dated this 19 day of June, 20.

George E. L'Esperance

Beverly G. L'Esperance

STATE OF OREGON
County of Klamath } ss.

This instrument was acknowledged before me on this 19 day of June, 2000
by George E. L'Esperance and Beverly G. L'Esperance



My commission expires: 09/06/2001

22648

DESCRIPTION

The following described real property situate in Klamath County, Oregon:

PARCEL 1

Lot 28, Lakewood Heights, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, and

Beginning at a point on the Southwesterly boundary line of Lot 29 in Lakewood Heights, which point is 143.2 feet Northwesterly from the most Southerly corner of said Lot 29; thence Northwesterly along said boundary line a Distance of 47.8 feet to an iron pin at the most Westerly corner of said Lot 29; thence North $69^{\circ}24'$ East a distance Of 138.6 feet to the most Northerly corner of said Lot 29; thence Southeasterly along the Westerly right of way line Of secondary Highway No. 421, 42.13 feet; thence Southwesterly in a straight line to the point of beginning; said Tract being approximately the Northwesterly one-half of the Northwesterly one-half of Tract 29, Lakewood Heights, In Section 23, Township 38 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon; and

Beginning at an iron pin which marks the most Southerly corner of Lot 27 and the most Westerly corner of Lot 28, Lakewood Heights and running thence North $23^{\circ}28'$ West a distance of 69.4 feet to a point; thence North $60^{\circ}10'$ East a distance of 79.2 feet to a point; thence South $35^{\circ}28'$ East a distance of 95.5 feet to an iron pin on the line Between Lots 27 and 28, Lakewood Heights; thence South $75^{\circ}50'$ West along the line between Lots 27 and 28, Lakewood Heights a distance of 98.8 feet more or less, to the point of beginning, said tract being a portion of Lot 27 of Lakewood Heights in Section 23, Township 38 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

PARCEL 2:

Beginning at an iron pin on the Westerly right of way line of Secondary Highway No. 421 which marks the corner common to Lots 28 and 29 of Lakewood Heights and running thence; N. $35^{\circ}28'$ W. to an iron pin on the line between Lots 26 and 27 of Lakewood Heights; thence N. $52^{\circ}32'$ W. to an iron pin which marks the corner between Lots 25, 26 and 37 of Lakewood Heights; thence S. $10^{\circ}23'$ E. a distance of 30.58 feet to an iron pin on the line between Lots 26 and 37 of Lakewood Heights; thence S. $52^{\circ}32'$ E. a distance of 100.5 feet to a point; thence S. $35^{\circ}28'$ E. a distance of 195.5 feet to a point; thence N. $68^{\circ}00'$ E. a distance of 4.1 feet to a point; thence S. $35^{\circ}28'$ E. to a point on the Westerly right of way line of Secondary Highway No. 421; thence Northerly along the Westerly right of way line of Secondary Highway No. 421 to the point of beginning;

SAVING AND EXCEPTING that portion of the above described real property lying Northerly of the following described line:

Beginning at an iron pin on the Westerly right of way line of Secondary Highway No. 421 which marks the corner common to Lots 28 and 29, Lakewood Heights; thence running N. $35^{\circ}28'$ W. to a point on the boundary line common to Lots 28 and 27, Lakewood Heights; thence continuing on said bearing a distance of 66.9 feet to the true point of beginning; thence running S. $59^{\circ}35'$ W. to the point where said line intersects the Westerly boundary line of the parcel described above.

State of Oregon, County of Klamath
Recorded 06/21/00, at 1:54 p. m.
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Linda Smith,
County Clerk Fee\$ 26.00



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