



## WARRANTY DEED

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ASPEN TITLE ESCROW NO. 01051508

AFTER RECORDING RETURN TO:

LISA M. COOPER

777 Lakeshore Dr  
Klamath Falls OR  
97601

State of Oregon, County of Klamath

Recorded 07/24/00, at 11:04 a m.In Vol. M00 Page 26919Linda Smith,County Clerk Fee \$ 21.00UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVEDONALD PHELPS, TRUSTEE OF THE CLEO E. AND ALMA L. DUNLAP TRUST  
DATED JULY 13, 1990, hereinafter called GRANTOR(S), convey(s)  
and warrants to LISA M. COOPER, a married woman, hereinafter  
called GRANTEE(S), all that real property situated in the  
County of Klamath, State of Oregon, described as:Lots 5 and 5B, LAKE SHORE GARDENS, in the County of Klamath,  
State of Oregon.

Code 190, Map 3808-25DA Tax Lots 1800 and 2300

"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 30.390."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  
\$115,000.00.In construing this deed and where the context so requires, the  
singular includes the plural.IN WITNESS WHEREOF, the grantor has executed this instrument  
this 18th day of July, 2000.

THE CLEO E. AND ALMA L. DUNLAP TRUST DATED JULY 13, 1990

BY: Donald E. Phelps Trustee  
DONALD PHELPS, TRUSTEE

STATE OF OREGON, County of Klamath)ss.

On July 19, 2000, personally appeared Donald Phelps, as Trustee  
of The Cleo E. and Alma L. Dunlap Trust Dated July 13, 1990.Kim Bailey  
Notary Public for Oregon  
My Commission Expires: June 2, 2001