

2001 JAN 19 PM 3:10

mtc 52805-ms
WARRANTY DEED

Vol M01 Page 2392

RANDY R. SCOTT and SUSAN J. SCOTT, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
SHAUN COOPER,

Grantee(s) and grantee's heirs, successors and assigns the following described
real property, free of encumbrances except as specifically set forth herein in
the County of KLAMATH and State of Oregon, to wit:

LOT 12 OF TRACT NO. 1290 - SILVER RIDGE ESTATES, ACCORDING TO THE
OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF
KLAMATH COUNTY, OREGON.

3908-02200-02400-000

879870

SUBJECT TO: all those items of record and those apparent upon the land, if
any, as of the date of this deed and those shown below, if any:

Trust Deed, subject to the terms and provisions thereof, given to secure
an indebtedness with interest thereon and such future advances as may be
provided therein.

Dated: April 15, 1996

Recorded: April 22, 1996

Volume: M96, page 14892, Microfilm Records of Klamath County, Oregon

BUYERS HEREIN DO NOT AGREE TO ASSUME SAID TRUST DEED AND SELLERS HEREIN
SHALL SAVE BUYERS HARMLESS THEREFROM.

and the grantor will warrant and forever defend the said premises and every
part and parcel thereof against the lawful claims and demands of all persons
whomsoever, except those claiming under the above described encumbrances.

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 and actual consideration for this conveyance is 27,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 3519 Coronado Way, Klamath Falls, Or 97603

Dated this 11 day of Jan, 2001.

Randy R. Scott
RANDY R. SCOTT

Susan J. Scott
SUSAN J. SCOTT

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on Jan 11, 01 by RANDY
R. SCOTT AND SUSAN J. SCOTT.

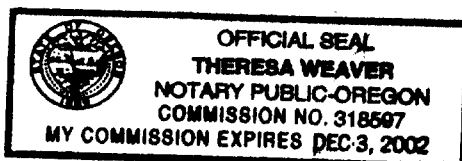
Theresa Weaver
(Notary Public for Oregon)

My commission expires DEC 3, 2002

ESCROW NO. MT52805-MS

Return to:

SHAUN COOPER
3519 Coronado Way
Klamath Falls, OR 97603



State of Oregon, County of Klamath
Recorded 01/19/01, at 3:10 p.m.
In Vol. M01 Page 2392
Linda Smith,
County Clerk Fee \$ 21.00

21.00 p