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MTZ S6073-TA

RECORDING COVER SHEET

ALL TRANSACTIONS, PER ORS 205.234

THIS COVER SHEET HAS BEEN PREPARED BY THE PERSON PRESENTING THE ATTACHED INSTRUMENT FOR RECORDING. ANY ERRORS IN THIS COVER SHEET DO NOT AFFECT THE TRANSACTION(S) CONTAINED IN THE INSTRUMENT ITSELF.

AFTER RECORDING RETURN TO

name and address of the person authorized to receive the instrument after recording, as required by ORS 205.180(4) and ORS 205.238.

State of Oregon, County of Klamath
Recorded 01/23/2002 10:59a m.
Vol M02, Pg 4377-78
Linda Smith, County Clerk
Fee \$ 26²⁰ # of Pgs 2

1. NAME(S) OF THE TRANSACTION(S), described in the attached instrument and required by ORS 205.234(a).
Note: Transaction as defined by ORS 205.010 "means any action required or permitted by law to be recorded including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property."

Warranty Deed

2. DIRECT PARTY, name(s) of the person(s) described in ORS 205.125(1)(b) or GRANTOR, as described in ORS 205.160.

Ligh R. Glass and Doris Lu Glass, Trustees

3. INDIRECT PARTY, name(s) of the person(s) described in ORS 205.125(1)(a) or GRANTEE, as described in ORS 205.160.

John T Cooper and Laurie Cooper

4. TRUE AND ACTUAL CONSIDERATION PAID for instruments conveying or contracting to convey fee title to any real estate and all memoranda of such instruments, reference ORS 93.030.

\$ 322,000 -

5. UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING ADDRESS for instruments conveying or contracting to convey fee title to any real estate, reference ORS 93.260.

3701 142nd Place N.E. - Bellevue, WA 98007

6. FULL OR PARTIAL SATISFACTION, IF ANY, OF THE LIEN CLAIM CREATED BY THE ORDER or WARRANT, for instruments to be recorded in County Clerk Lien Records, reference ORS 205.125(1)(e).

7. THE AMOUNT OF THE CIVIL PENALTY OR THE AMOUNT, INCLUDING PENALTIES, INTEREST AND OTHER CHARGES, FOR WHICH THE WARRANT, ORDER OR JUDGMENT WAS ISSUED, for instruments to be recorded in County Clerk Lien Records, reference ORS 205.125(1)(c) and ORS 18.325.

WARRANTY DEED

4378

Leigh R. Grass and Doris Lee Grass, Trustees of the
GRASS LOVING TRUST DATED APRIL 13, 1995,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:
JOHN T. COOPER and LAURIE COOPER, as tenants by the entirety,
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 13 IN BLOCK 1 OF TRACT 1198, VALE DEAN CANYON, ACCORDING TO THE
OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF
KLAMATH COUNTY, OREGON.

697525

3910-006D0-01100-000

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:
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 \$ 322,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 3701 142ND PLACE N.E., BELLEVUE, WA 98007

Dated this 17th day of January, 2002.

GRASS LOVING TRUST DATED APRIL 13, 1995

BY: Leigh R. Grass
LEIGH R. GRASS, TRUSTEE

BY: Doris Lee Grass
DORIS LEE GRASS, TRUSTEE

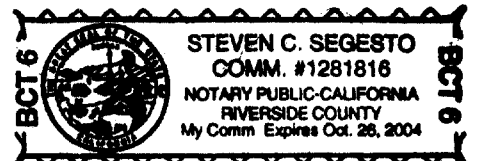
STATE OF CALIFORNIA

COUNTY OF ~~SAN DIEGO~~ RIVERSIDE

On January 18th, 2002 before me, Steven C. Segesto
personally appeared LEIGH R. GRASS AND DORIS LEE GRASS ~~personally known to me~~
(or proved to me on the basis of satisfactory evidence) to be the person(s)
whose name(s) ~~is/are~~ subscribed to the within instrument and acknowledged to me
that THEY executed the same in THEY authorized capacity(ies), and that by THEY
signatures(s) on the instrument the person(s) or the entity upon behalf of
which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature [Signature]



ESCROW NO. MT56073-TA

Return to:

JOHN T. COOPER
3701 142ND PLACE N.E.
BELLEVUE, WA 98007