



MTL 58808-TA

THIS SPACE RESERVED FOR RECORDER'S USE

Vol M02 Page 73234After recording return to:
KENNETH COOPERUntil a change is requested all
tax statements shall be sent to
the following address:KENNETH COOPER10686 Mc Guire Ave
Klamath Falls, OR 97603Escrow No. MT58808-TA

Title No. _____

State of Oregon, County of Klamath

Recorded 12/16/2002 3:04 p m.Vol M02, Pg 73234

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

'02 DEC 16 PM 3:04

WARRANTY DEED

DAVID E. WILKERSON and LESLIE A. WILKERSON,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:

KENNETH COOPER and ELENA COOPER, as tenants by the entiretyGrantee(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:Unit 10686, (McGuire Avenue), Tract 1336 - FALCON HEIGHTS CONDOMINIUMS STAGE 1
according to the official plat thereof on file in the office of the County
Clerk of Klamath County, Oregon.

883630

3909-03400-90068

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.The true and actual consideration for this conveyance is \$ 76,000.00.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.Dated this 11th day of December, 2002.DAVID E. WILKERSONLESLIE A. WILKERSONState of Oregon
County of KLAMATHThis instrument was acknowledged before me on 12-11, 02 by DAVID
E. WILKERSON AND LESLIE A. WILKERSON.(Notary Public for Oregon)commission expires 6-19-04