

03 MAY 19 PM 3:24



MT60732 MS

Vol M03 Page 33675

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

RYAN X. COOPER

4996 LAURELWOOD DRIVE

KLAMATH FALLS, OR 97603

State of Oregon, County of Klamath

Recorded 05/19/2003 3:24 p m.

Vol M03 Pg 33675

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

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

RYAN X. COOPER

4996 LAURELWOOD DRIVE

KLAMATH FALLS, OR 97603

Escrow No. MT60732-MS

WARRANTY DEED

STEPHEN R. HOLMES and RUBY N. HOLMES, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to:
RYAN X. COOPER and TRACEY L. 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 4 IN BLOCK 14 OF TRACT NO. 1064 FIRST ADDITION TO GATEWOOD, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

574284

3909-014CA-04300


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 \$130,000.00.

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.

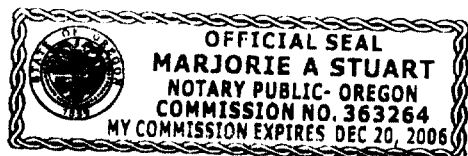
Dated this 19th day of May, 2003.

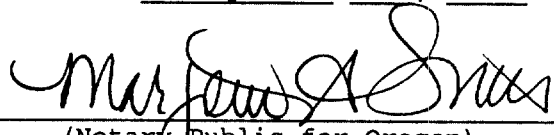

STEPHEN R. HOLMES


RUBY N. HOLMES

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on May 19 2003 by STEPHEN R. HOLMES and RUBY N. HOLMES.




(Notary Public for Oregon)

My commission expires 12-20-06

21.004