



NTC-62910 TA

Vol M03 Page 77923

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
PAUL M. COOLER

State of Oregon, County of Klamath
Recorded 10/20/03 3:00 p m
Vol M03 Pg 77923
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:

PAUL M. COOLER
908 Loma Linda Dr.
Klamath Falls, OR 97601

Escrow No. MT62910-TA

WARRANTY DEED

EARL E. FERGUSON AND BARBARA J. FERGUSON, AS TRUSTEES OF THE FERGUSON LIVING TRUST DATED FEBRUARY 9, 2001, Grantor(s) hereby grant, bargain, sell, warrant and convey to PAUL M. COOLER and KATHLEEN H. COOLER, 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 29 of LOMA LINDA HEIGHTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County Oregon.

Tax Account No.: 3809-028BD-01500-000

Key No.: 218455

Grantor is lawfully seized in fee simple on the above granted premises and SUBJECT TO: all those items of record 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 \$185,000.00.

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 17th day of October 2003

THE FERGUSON LIVING TRUST DATED FEBRUARY 9, 2001

BY: Earl E. Ferguson
EARL E. FERGUSON, TRUSTEE

BY: Barbara J. Ferguson
BARBARA J. FERGUSON, TRUSTEE

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Oct 17, 2003 by EARL E. FERGUSON AND BARBARA J. FERGUSON, AS TRUSTEES OF THE FERGUSON LIVING TRUST DATED FEBRUARY 9, 2001.



[Signature]
(Notary Public for Oregon)
My commission expires 6.18.04