



MT-63610 TM

Vol M04 Page 00499

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
KENNETH R. COOPER
846 ROSEMONT COURT
KLAMATH FALLS, OR 97603

State of Oregon, County of Klamath
 Recorded 01/05/2004 3:43 p m
 Vol M04 Pg 499
 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:

KENNETH R. COOPER
846 ROSEMONT COURT
KLAMATH FALLS, OR 97603

Escrow No. MT63610-TM

STATUTORY WARRANTY DEED

MEL STEWART HOMES, INC, an Oregon Corporation, Grantor(s) hereby convey and warrant to KENNETH R. COOPER and CHRISTINE P. COOPER, as tenants by the entirety, Grantee(s) the following described real property in the County of KLAMATH and State of Oregon, free of encumbrances except as specifically set forth herein:

Lot 24 in TRACT 1344 - SEVENTH ADDITION TO NORTH HILLS - PHASE 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No.: 3809-036BC-01600-000 Key No.: 885344

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is \$198,000.00.

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 5th day of January, 2004

MEL STEWART HOMES, INC
 BY: Matthew A. Stewart
 MATTHEW A. STEWART, TREASURER

State of Oregon
 County of KLAMATH

This instrument was acknowledged before me on Jan. 5, 2004 by Matthew A. Stewart, Treasurer for MEL STEWART HOMES, INC. (KR)

Kristi L. Redd
 (Notary Public)

My commission expires 11/16/2007



21.00 am