



WTC - 63357 MS

Vol M04 Page 00776

After recording return to:

SHAUN COOPER

5241 BRYANT AVENUE

KLAMATH FALLS, OR 97603

State of Oregon, County of Klamath

Recorded 01/07/2004 3:19 p m

Vol M04 Pg 00 776

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:

SHAUN COOPER

5241 BRYANT AVENUE

KLAMATH FALLS, OR 97603

Escrow No. MT63357-MS

STATUTORY WARRANTY DEED

MICHAEL G. REEDER and PATRICIA A. REEDER, as tenants by the entirety, Grantor(s) hereby convey and warrant to SHAUN COOPER and JENNIFER 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 54, YALTA GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County Oregon.

Tax Account No.: 3909-002AB-03100-000

Key No.: 512234

3909-002AB-03100

512234

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 **PURSUANT TO AN IRC 1031 TAX DEFERRED EXCHANGE ON BEHALF OF GRANTOR/GRANTEE.**

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.

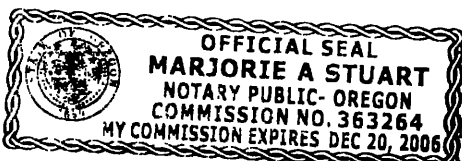
Dated this 5th day of January, 2004

Michael G. Reeder
MICHAEL G. REEDER

Patricia A. Reeder
PATRICIA A. REEDER

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 1/9/04 by MICHAEL G. REEDER and PATRICIA A. REEDER.



Marjorie A. Stuart
(Notary Public for Oregon)

My commission expires 12/20/06

200
am