



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 \$ 2100 # 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 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.

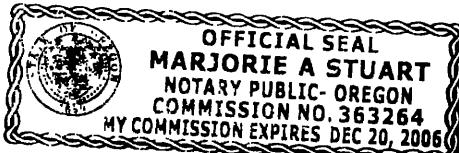
Dated this 5th day of January, 2004

Michael 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

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