

04 FEB 4 PM 2:58

EA NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.

KENNETH D. COOPER
3519 CORONADO WAY
KLAMATH FALLS, OR 97603
Grantor's Name and Address
KENNETH D. COOPER, ET AL
3519 CORONADO WAY
KLAMATH FALLS, OR 97603
Grantee's Name and Address
After recording, return to (Name, Address, Zip):
KENNETH D. COOPER
3519 CORONADO WAY
KLAMATH FALLS, OR 97603
Until requested otherwise, send all tax statements to (Name, Address, Zip):
NO CHANGE

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SPACE RESERVED
FOR
RECORDER'S USE

State of Oregon, County of Klamath
Recorded 02/04/2004 2:58 p m
Vol M04 Pg 6898-99
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that KENNETH D. COOPER

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by KENNETH D. COOPER AND CHAD JOSEPH COOPER AND NICOLE CELESTE COOPER, AS TENANTS BY THE ENTIRETY, ALL WITH RIGHTS OF SURVIVORSHIP
hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in KLAMATH County, State of Oregon, described as follows, to-wit:

SEE ATTACHED EXHIBIT "A" MADE A PART HEREOF BY THIS REFERENCE

AMERITITLE has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.
And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state): NONE

_____, and that grantor will warrant and forever defend the 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 paid for this transfer, stated in terms of dollars, is \$ 1.00. ☒ However, the actual consideration consists of or includes other property or value given or promised which is ☒ the whole ☐ part of the (indicate which) consideration. ^① (The sentence between the symbols ^①, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument on FEBRUARY 3, 2004; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

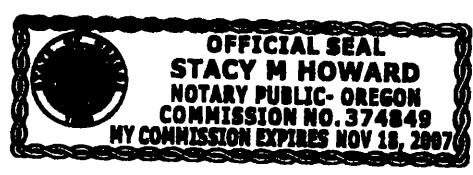
Kenneth D. Cooper
KENNETH D. COOPER

STATE OF OREGON, County of KLAMATH) ss.

This instrument was acknowledged before me on _____,
by KENNETH D. COOPER

This instrument was acknowledged before me on Feb 4, 2004,
by Kenneth D. Cooper

as _____
of _____



Stacy M. Howard
Notary Public for Oregon
My commission expires 11/18/07

6:00 PM

EXHIBIT "A" LEGAL DESCRIPTION

06899

The NE1/4 of the SE1/4 of Section 19, Township 40 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, together with an easement for access and utilities over the existing road situate across the S1/2 of the NW1/4 of the SE1/4 of said Section 19.

And the S1/2 NW1/4 SE1/4 of Section 19, Township 40 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

**Tax Account No.: 4012-01900-00400-000
Tax Account No.: 4012-01900-00400-000**

**Key No.: 886334
Key No.: 627334**