

04 MAY 28 PM 1:50



After recording return to:
Daryl Cooper and Tamara Cooper
4322 Sycamore Street
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
Daryl Cooper and Tamara Cooper
4322 Sycamore Street
Klamath Falls, OR 97601

File No.: 7021-363775 (SAC)
Date: May 25, 2004

THIS SPACE RESERVED FOR RECORDER'S USE

Vol M04 Page 34411

State of Oregon, County of Klamath
Recorded 05/28/2004 1:50 p m
Vol M04 Pg 34411-12
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 2

STATUTORY WARRANTY DEED

William E. McGinnis and Deniece C. McGinnis as tenants by the entirety, Grantor, conveys and warrants to Daryl Cooper and Tamara Cooper as tenants by the entirety, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 3 in Block 6 of First Addition to Cypress Villa, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

This property is free from liens and encumbrances, EXCEPT:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

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.

The true consideration for this conveyance is **\$137,500.00**. (Here comply with requirements of ORS 93.030)

Dated this 26 day of May, 2004

F26.

34412

APN: 564543

Statutory Warranty Deed
- continued

File No.: 7021-363775 (SAC)
Date: 05/25/2004

William E. McGinnis
William E. McGinnis

Deniece C. McGinnis
Deniece C. McGinnis

STATE OF Oregon)
County of Klamath)ss.

This instrument was acknowledged before me on this 21 day of May, 2004,
by William E. McGinnis and Deniece C. McGinnis.

[Signature]
Notary Public for Oregon
My commission expires: 8-20-07

