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State of Oregon, County of Klamath
 Recorded 06/15/2004 11:47a m
 Vol M04 Pg 38339-40
 Linda Smith, County Clerk
 Fee \$ 26.00 # of Pgs 2



After recording return to:
 First American Title
 1225 Crater Lake Ave
 Medford, OR 97504

Until a change is requested all tax statements
 shall be sent to the following address:
 Jake R. Koop and Josie Koop
 36101 Blanca Ave
 Madera, CA 93638

File No.: 7161-398232 (SDB)
 Date: June 03, 2004

STATUTORY WARRANTY DEED

Gary L. Westphal and Jolanda Westphal as tenants by the entirety, Grantor, conveys and warrants to Jake R. Koop and Josie Koop, Husband and wife as tenants by the entirety, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 209, RUNNING Y RESORT, PHASE 3, according to the official plat thereof on file in the office of the County Clerk, 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 \$68,900.00. (Here comply with requirements of ORS 93.030)

245

38340

APN: R882876

Statutory Warranty Deed
- continued

File No.: 7161-398232 (SDS)
Date: 06/03/2004

Dated this 4 day of June, 2004.

6/7/04

Gary L. Westphal
Gary L. Westphal

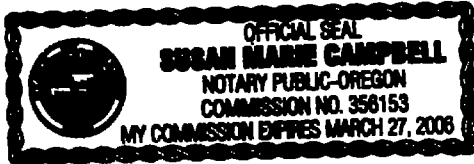
Jolanda Westphal
Jolanda Westphal

STATE OF Oregon)
County of Klamath) ss.

This instrument was acknowledged before me on this 4 day of June, 2004
by ~~Gary L. Westphal~~ and Jolanda Westphal.

Susan Marie Campbell

Notary Public for Oregon
My commission expires: 3-27-06



STATE OF OREGON)
County of Marion) ss.

This instrument was acknowledged before me this 7 day of June, 2004
by Gary L. Westphal.

Cheryl A. Nave

Notary Public for Oregon
My commission expires: Nov.19, 2005

