

04 JUL 20 AM 11:31

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After recording return to:
First American Title Insurance
422 Main Street
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:

Jake Koop and Josie Koop
36101 Blanca Ave.
Madera, CA 93638

File No.: 7161-397632 (SDB)
Date: July 15, 2004

State of Oregon, County of Klamath
Recorded 07/20/2004 11:31a m
Vol M04 Pg 47317-18
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

STATUTORY WARRANTY DEED

Alice Faye Ruger, Grantor, conveys and warrants to **Jake Koop and Josie Koop, Husband and Wife**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 29 Sportsman Park, 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 **\$155,000.00**. (Here comply with requirements of ORS 93.030)

Dated this 16 day of July, 2004.

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26F

47318

APN: 311692

Statutory Warranty Deed
- continued

File No.: 7161-397632 (SDB)
Date: 07/15/2004

Alice Faye Ruger
Alice Faye Ruger

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 16 day of July, 2004
by **Alice Faye Ruger**.

S. Blaisdell

Notary Public for Oregon
My commission expires:

