



After recording return to:  
Derek L. Harris and Antoinette J.  
Harris  
17240 Hawthorne Avenue  
Anderson, CA 96007

Until a change is requested all tax statements  
shall be sent to the following address:  
Derek L. Harris and Antoinette J.  
Harris  
17240 Hawthorne Avenue  
Anderson, CA 96007

File No.: 7064-444450 (RJB)  
Date: September 10, 2004

State of Oregon, County of Klamath  
Recorded 10/15/04 4:52 a m  
Vol M04 Pg 70169-70  
Linda Smith, County Clerk  
Fee \$ 26<sup>00</sup> # of Pgs 2

### STATUTORY WARRANTY DEED

**Brad Copeland and Elizabeth A. Copeland, an estate in fee simple as tenants by the entirety,** Grantor, conveys and warrants to **Derek L. Harris and Antoinette J. Harris as tenants by the entirety,** Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**Lot 27 in Block 6 of Wagon Trail Acreages Number One, Second Addition, 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. The **2004-2005** Taxes, a lien not yet payable.
2. 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 **\$25,000.00**. (Here comply with requirements of ORS 93.030)

70170

APN: R128800

Statutory Warranty Deed  
- continued

File No.: 7064-444450 (RJB)  
Date: 09/10/2004

Dated this 13<sup>th</sup> day of September, 2004.

Brad Copeland  
Brad Copeland

Elizabeth A. Copeland  
Elizabeth A. Copeland

STATE OF Oregon )  
County of Seaside )ss.

This instrument was acknowledged before me on this 13 day of September, 2004  
by **Brad Copeland and Elizabeth A. Copeland**.

Laura L. Vader

Notary Public for Oregon  
My commission expires:

