Vol_	M04	_Page_		74	_
Sta	ate of O	regon. C	ounty	of Kla	ımath
			3:4	30	m
Vol	M04 Pg	7775	1	-	_''''
Lind	a Smith.	County	Clerk		
Fee	\$ 2/	#0	f Pgs_	/	

OFFICIAL SEAL

D. SARTIN

NOTARY PUBLIC-OREGON COMMISSION NO. 349262

1st 417817

WARRANTY DEED -- STATUTORY FORM

TED L COPHER and DEBRA A. COPHER, husband and wife, Grantor,

conveys and warrants to

JAMES A. MATHISON and KATHY S. MATHISON, husband and wife and MATTHEW A. MATHISON, an unmarried man, Grantee,

the following described real property, free of encumbrances except as specifically set forth herein, to wit:

Lot 29 in Block 2 of Tract 1098, Split Rail Ranchos, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No(s): 138648

Map/Tax Lot No(s): 2310-35B-7700

This property is free from encumbrances, EXCEPT: All those items of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

The true consideration for this conveyance is \$25,000.00.

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.

Dated this 2 day of October, 2004.

THO E COPHER

DEBRA A. COPHER

STATE OF OREGON, COUNTY OF DESCHUTES) SS.

This instrument was acknowledged before me on October, 2004 by TE L. COPHER and DEBRA A. COPHER.

(Notary Public for Oregon)

My commission expires 8.26.05

After recording return to: WESTERN TITLE & ESCROW COMPANY 16455 WILLIAM FOSS ROAD LA PINE, OR 97739

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

JAMES, KATHY, & MATTHEW MATHISON

51530 HWY 97 SPC 1 PO POX 3049

LA PINE, OR 97739 Sum river on 97707

TITLE NO.

7029417817

ESCROW NO.

14-0054704

