

04 NOV 10 PM 3:43

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State of Oregon, County of Klamath
Recorded 11/10/04 3:43 p m
Vol M04 Pg 77741
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

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 21 day of October, 2004.


TED L. COPHER


DEBRA A. COPHER

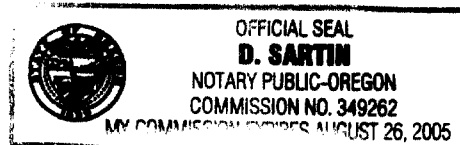
STATE OF OREGON, COUNTY OF DESCHUTES) SS.

This instrument was acknowledged before me on October 21, 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
~~51330 HWY 97 SDC 1~~ PO BOX 3049
~~LA PINE, OR 97739~~ Sunriver OR 97707

TITLE NO. 7029417817
ESCROW NO. 14-0054704

21F