

05 JAN 24 PM 3:37

Vol M05 Page 05213



After recording return to:  
Shearouse J. Garis  
1455 Arnold Drive #8  
Martinez, CA 94553

Until a change is requested all tax statements  
shall be sent to the following address:  
Shearouse J. Garis  
1455 Arnold Drive #8  
Martinez, CA 94553

File No.: 7021-497923 (SAC)  
Date: January 19, 2005

State of Oregon, County of Klamath  
Recorded 01/24/05 3:37 p m  
Vol M05 Pg 05213-15  
T Linda Smith, County Clerk  
Fee \$ 31.00 # of Pgs 3

### STATUTORY WARRANTY DEED

**Darren L. Cooper and Donna R. Cooper as tenants by the entirety**, Grantor, conveys and warrants to **Shearouse J. Garis**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

**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 **\$99,000.00**. (Here comply with requirements of ORS 93.030)

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

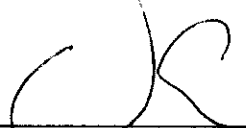
315


05214

APN: 463180

Statutory Warranty Deed  
- continued

File No.: 7021-497923 (SAC)  
Date: 01/19/2005

  
\_\_\_\_\_  
Darren L. Cooper

  
\_\_\_\_\_  
Donna R. Cooper

STATE OF Oregon )  
County of Klamath )ss.  
)

This instrument was acknowledged before me on this 21<sup>st</sup> day of January, 2005  
by **Darren L. Cooper and Donna R. Cooper.**



  
\_\_\_\_\_  
Notary Public for Oregon

My commission expires: 10/16/06

APN: 463180

Statutory Warranty Deed  
- continuedFile No.: 7021-497923 (SAC)  
Date: 01/19/2005**EXHIBIT A****LEGAL DESCRIPTION:****Parcel 1:**

Lot 23, Block 45 of Klamath Falls Forest Estates, Highway 66 Unit Plat #2 in the County of Klamath, State of Oregon.

EXCEPT the following described tract:

Beginning at a point on the line common to said Lots 23 and 24, Block 45 of said plat, from which the Northerly corner common to said Lots 23 and 24, Block 45 bears North 42°47'47" East 236.20 feet; thence South 48°25'05" East 77.50 feet; thence South 43°44'53" West 161.53 feet to a point on the Southwesterly line of said Lot 23; thence North 47°12'13" West, along said Southwesterly line 74.80 feet to the Southerly corner common to said Lots 23 and 24 Block 45; thence North 42°47'47" East 159.86 feet to the point of beginning.

**Parcel 2:**

That portion of Lot 24 Block 45 of Klamath Falls Forest Estates Highway 66 Unit, Plat #2 in the County of Klamath, State of Oregon, described as follows:

Beginning at the Northerly corner common to said Lots 23 and 24 Block 45 of said plat; thence South 42°47'47" West along the line common to said Lots 23 and 24 a distance of 236.20 feet; thence North 48°25'05" West 56.52 feet; thence North 42°47'47" East 196.76 feet to a point on the Northerly line of said Lot 24; thence South 82°55'26" East 69.60 feet to the point of beginning.