



MTZ-67414 TM

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State of Oregon, County of Klamath
 Recorded 04/21/2005 3:00 p.m.
 Vol M05 Pg 28203
 Linda Smith, County Clerk
 Fee \$ 21.00 # of Pgs 1

THIS SPACE RI

After recording return to:
 TERRY V. FREDERICKSON
 22719 EB WAY
 KLAMATH FALLS, OR 97601

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

TERRY V. FREDERICKSON
 22719 EB WAY
 KLAMATH FALLS, OR 97601

Escrow No. MT67414-TM

STATUTORY WARRANTY DEED

WILLIAM A. COPLEN, AS TO LOT 25; WILLIAM A. COPLEN AND CHERYL A. COPLEN, AS TENANTS BY THE ENTIRETY, AS TO LOT 26, Grantor(s) hereby convey and warrant to **TERRY V. FREDERICKSON**, Grantee(s) the following described real property in the County of **KLAMATH** and State of Oregon, free of encumbrances except as specifically set forth herein:

Lots 25 and 26 in Block 5 of MOUNTAIN LAKES HOMESITES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3606-016C0-05200-000
 Tax Account No: 3606-016C0-05100-000

Key No: 318249
 Key No: 318230

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$210,000.00**.

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 13 day of April, 2005

William A. Coplen
 WILLIAM A. COPLEN

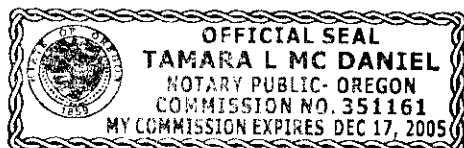
Cheryl A. Coplen
 CHERYL A. COPLEN

State of Oregon
 County of KLAMATH

This instrument was acknowledged before me on April 13, 2005 by WILLIAM A. COPLEN and CHERYL A. COPLEN.

Tamara L. McDaniel
 (Notary Public for Oregon)

My commission expires 12/17/05



2/10/05