

05 MAY 17 PM 10:25

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After Recording Return to:

JAMES M. COPELAND SR. and MARGARET A. COPELAND

P.O. Box 924
Chiloquin Oregon 97624

Until a change is requested all tax statements

Shall be sent to the following address:

JAMES M. COPELAND SR. and MARGARET A. COPELAND

Same as above

State of Oregon, County of Klamath

Recorded 05/17/05 10:25 a m

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Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

aspen 61476ms
WARRANTY DEED
(INDIVIDUAL)

LONNEY D. BRIDGES, herein called grantor, convey(s) to JAMES M. COPELAND SR. and MARGARET A. COPELAND, husband and wife, herein called Grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 7, Block 1, Tract No. 1114, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 008 MAP 3610-02200 TL 02000 KEY# 335649

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$175,000.00.
(here comply with the requirements of ORS 93.930)

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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 May 16, 2005.

Lonney D. Bridges

LONNEY D. BRIDGES

STATE OF OREGON, County of Klamath) ss.

On May 17, 2005 personally appeared the above named LONNEY D. BRIDGES and acknowledged the foregoing instrument to be his voluntary act and deed.

This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00061476

Before me: *M.A. Silveria*
Notary Public for Oregon
My commission expires: 3/10/09

Official Seal

