



After recording return to:  
Darren L. Cooper and Donna R. Cooper  
8111 Gale Road  
Bonanza, OR 97623

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

Darren L. Cooper and Donna R. Cooper  
8111 Gale Road  
Bonanza, OR 97623

File No.: 7021-546462 (SAC)

Date: June 14, 2005

THIS SP State of Oregon, County of Klamath  
Recorded 06/20/05 3:46 p m  
Vol M05 Pg 46254-55  
Linda Smith, County Clerk  
Fee \$ 26.00 # of Pgs 2

## STATUTORY WARRANTY DEED

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

**The SW 1/4 SW 1/4 of Section 26, Township 39 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, Excepting therefrom the West 30 feet deeded to Klamath County for road purposes in Deed recorded September 14, 1956 in Volume 286 page 518, Deed records of Klamath County, Oregon.**

**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 **\$225,000.00**. (Here comply with requirements of ORS 93.030)

26P

46255

APN: 598302

Statutory Warranty Deed  
- continued

File No.: 7021-546462 (SAC)  
Date: 06/14/2005

Dated this 17 day of June, 2005

James C. McGilvray  
James C. McGilvray

Squeak N. McGilvray  
Squeak N. McGilvray

STATE OF Oregon )  
County of Klamath )ss.

This instrument was acknowledged before me on this 17 day of June, 2005  
by **James C. McGilvray and Squeak N. McGilvray**

Stacy Collins  
Notary Public for Oregon  
My commission expires: 8/2/07

