

05 JUL 1 PM 3:04

MTZ - 70446 KR



Vol M05 Page 50689

THIS SPACE RESERVED

After recording return to:  
JAMES MACPHERSON  
1943 Kodiak Ave  
Albany, OR 97321

State of Oregon, County of Klamath  
Recorded 07/01/05 3:04 P m  
Vol M05 Pg 50689-98  
Linda Smith, County Clerk  
Fee \$ 26.00 # of Pgs 2

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

JAMES MACPHERSON  
1943 Kodiak Ave  
Albany, OR 97321

Escrow No. MT70446-KR

### STATUTORY WARRANTY DEED

**JAKE R. KOOP and JOSIE KOOP, as tenants by the entirety**, Grantor(s) hereby convey and warrant to  
**JAMES MACPHERSON and PENNY MACPHERSON, as tenants by the entirety**, 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:

**Lot 213, RUNNING Y RESORT, PHASE 3, according to the official plat thereof on file in the office of the County  
Clerk of Klamath County, Oregon.**

Tax Account No: 3808-009A0-06500-000 Key No: 882871

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 **\$149,900.00**.

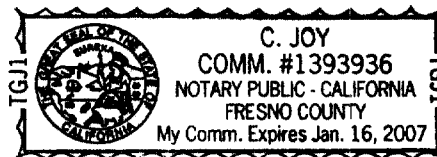
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION  
OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT,  
THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR  
COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON  
LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated this 29<sup>th</sup> day of June, 2005.

JAKE R. KOOP

JOSIE KOOP

State of Oregon CA  
County of KLAMATH Madera



This instrument was acknowledged before me on June 29, 2005 by JAKE R. KOOP and JOSIE KOOP.

(Notary Public for Oregon)

My commission expires 1-16-07

2600  
Bam

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT**

STATE OF California )SS  
 COUNTY OF MADERA )

File No: ( )

APN No:

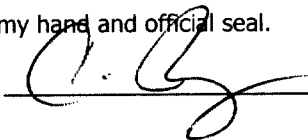
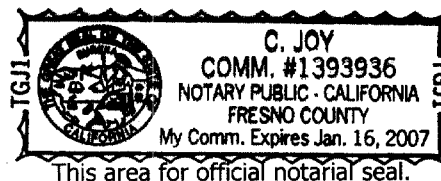
On 06/29/2005 before me, C. JOY personally appeared

**JAKE R. KOOP AND JOSIE KOOP**

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature

**OPTIONAL SECTION**  
**CAPACITY CLAIMED BY SIGNER**

Though statute does not require the Notary to fill in the data below, doing so may prove invaluable to persons relying on the documents.

☒ INDIVIDUAL☐ CORPORATE OFFICER(S) TITLE(S)☐ PARTNER(S) ☐ LIMITED☐ GENERAL☐ ATTORNEY-IN-FACT☐ TRUSTEE(S)☐ GUARDIAN/CONSERVATOR☐ OTHER

SIGNER IS REPRESENTING:

Name of Person or Entity

Name of Person or Entity

**OPTIONAL SECTION**

Though the data requested here is not required by law, it could prevent fraudulent reattachment of this form.

**THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED BELOW**TITLE OR TYPE OF DOCUMENT: STATUTORY WARRANTY DEEDNUMBER OF PAGES 1 DATE OF DOCUMENT

SIGNER(S) OTHER THAN NAMED ABOVE