

**M05-66335**

Klamath County, Oregon

10/12/2005 11:26:28 AM

Pages 1 Fee: \$21.00

After Recording Return to:

**DAVID HARDMAN and NATALIA HARDMAN**

*P.O. Box 101*

*Sprague River OR 97639*

Until a change is requested all tax statements

Shall be sent to the following address:

**DAVID HARDMAN and NATALIA HARDMAN**

Same as above

**WARRANTY DEED**

(INDIVIDUAL)

*ATE-62037 MS*

**RICHARD E. COOPER**, herein called grantor, convey(s) to **DAVID HARDMAN and NATALIA HARDMAN**, husband and wife, herein called grantee, all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

**Lots 13 and 14, Block 2, JUNIPER ACRES, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.**

**CODE 008 MAP 3510-035CO TL 00100 KEY #273974**

**CODE 229 MAP 3510-035CO TL 00200 KEY #273983**

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 **\$70,000.00.**

(here comply with the requirements of ORS 93.930)

*D.H.*  
*N.H.* **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 **September 27, 2005.**

*Richard E Cooper*  
\_\_\_\_\_  
**RICHARD E. COOPER**

STATE OF OREGON, County of **Klamath**) ss.

On *Sept. 27*, 2005 personally appeared the above named **RICHARD E. COOPER** and acknowledged the foregoing instrument to be his voluntary act and deed.

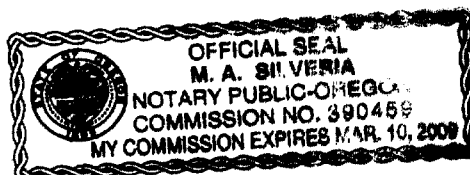
This document is filed at the request of:



525 Main Street  
Klamath Falls, OR 97601  
Order No.: 00062037

Before me: *Ma Silveria*  
\_\_\_\_\_  
Notary Public for Oregon  
My commission expires: *3/10/09*

Official Seal



*21-A*