mTC-71609 Kg



Escrow No. Title No.

SWD

After recording return to:
John R. Sneed
6677 SW Landover Drive
Wilsonville, OR 97070

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

John R. Sneed
6677 SW Landover Drive
Wilsonville, OR 97070

MT71609-KR

0071609

M05-66620

Klamath County, Oregon 10/14/2005 02:43:17 PM Pages 2 Fee: \$26.00

STATUTORY WARRANTY DEED

Jake R. Koop and Josie Koop, as tenants by the entirety, Grantor(s) hereby convey and warrant to John R. Sneed and Linda M. Sneed, 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 217, 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: 3808-009A0-10500-000

Key No: 882949

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 \$455,000.00 \$150,000.00

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.

 $\boldsymbol{\nu}$

Josie Koop

State of Oregon County of KLAMATH

This instrument was acknowledged before me on _______, 2005 by Jake R. Koop and .

(Notary Public for Oregon) (a//fork)

KRISTI WILLIAMS
Commission # 1350740
Notary Public - California
Placer County

My Comm. Expires Apr 11, 2006

My commission expires 411-2006

310.

State of Oregon County of KLAMATH

This instrument was acknowledged before me on

Cot. 12, 2005 by Jake R. Koop

My commission expires_

OFFICIAL SEAL

KRISTI L REDD

NOTARY PUBLIC- OREGON
COMMISSION NO. 373294
MY COMMISSION EXPIRES NOV 16, 2007