

mtc-72974 stt
THIS :



M06-02183

Klamath County, Oregon

02/03/2006 10:43:19 AM

Pages 1 Fee: \$21.00

After recording return to:

PATRICIA A. MC CRACKEN

1335 SE SHERRETT STREET

PORTLAND, OR 97202

Until a change is requested all

tax statements shall be sent to

The following address:

PATRICIA A. MC CRACKEN

1335 SE SHERRETT STREET

PORTLAND, OR 97202

Escrow No. MT72974-SH

Title No. 0072974

SWD

STATUTORY WARRANTY DEED

MICHAEL ALAN COOPER and KAREY E. COOPER, as tenants by the entirety, Grantor(s) hereby convey and warrant to **PATRICIA A. MC CRACKEN**, 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:

The Northeasterly 50 feet of Lots 9 and 10, Block 5, HILLSIDE ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3809-029AA-01000-000

Key No: 186658

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 **\$235,000.00**.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). THIS INSTRUMENT DOES 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 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

Dated this 27 day of January, 2006.

Michael Alan Cooper
MICHAEL ALAN COOPER

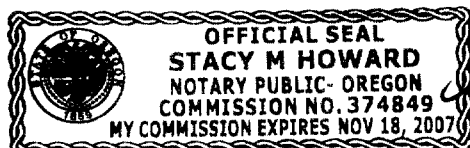
BY: Karey E. Cooper his attorney in fact
KAREY E. COOPER, HIS ATTORNEY IN FACT

Karey E. Cooper
KAREY E. COOPER

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on Jan 26, 2006 by KAREY E. COOPER, INDIVIDUALLY AND AS ATTORNEY IN FACT FOR MICHAEL ALAN COOPER.



Stacy M. Howard
(Notary Public for Oregon)
My commission expires 11/18/2007

2/100