

mtc-73358 MS



M06-03440

Klamath County, Oregon

02/23/2006 03:25:17 PM

Pages 1 Fee: \$21.00

After recording return to:

Valerie L. Cooper

6316 Harlan Drive

Klamath Falls, OR 97603

Until a change is requested all

tax statements shall be sent to

The following address:

Valerie L. Cooper

6316 Harlan Drive

Klamath Falls, OR 97603

Escrow No. MT73358-MS

Title No. 0073358

SWD

STATUTORY WARRANTY DEED

Judith K. Riggs, Grantor(s) hereby convey and warrant to **Valerie L. Cooper and Jeff A. Franklin, as tenants in common**, 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 27 in Block 3 of Tract No. 1127, NINTH ADDITION TO SUNSET VILLAGE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3909-012CD-06700-000

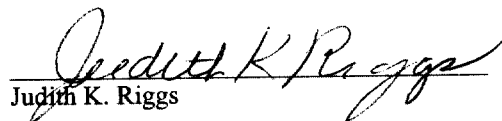
Key No: 565686

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 **\$273,000.00**.

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)).

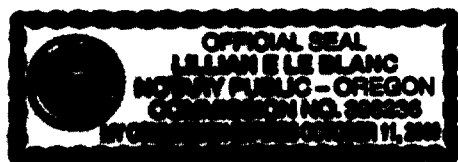
Dated this 22 day of February, 2006.


Judith K. Riggs

State of Oregon

County of Yamhill

This instrument was acknowledged before me on Feb. 22, 2006 by Judith K. Riggs.




(Notary Public for Oregon)

My commission expires 10-11-2009

2/00