



mtc-73991

THIS SPACE RE:

M06-07367

Klamath County, Oregon

04/14/2006 02:48:25 PM

Pages 1 Fee: \$21.00

After recording return to:

~~The John Cohee Trust Agreement U/A/D 9-17-93~~

~~51 Island Way Apt. 901~~

~~Clearwater, FL 33767~~

Oak Silberman Esquire
Baxter, Strohauser, nannion : silberman
1150 Cleveland Street, Ste 300

SS

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

The John Cohee Trust Agreement U/A/D 9-17-93

51 Island Way Apt. 901

Clearwater, FL 33767

Escrow No. OM088683GC

Title No. 0073991

SWD

STATUTORY WARRANTY DEED

Mark Simmons and Cherie Simmons, as tenants by the entirety, Grantor(s) hereby convey and warrant to John Cohee, Trustee of the John Cohee Trust Agreement U/A/D 9-17-93, 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 11 in Block 5 of LEISURE WOODS, UNIT 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Key No.: 10428

2407-007A0-08400-000

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 \$225,000.00.

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 12th day of April 2006.

Mark Simmons

Cherie Simmons

State of Oregon

County of Deschutes

This instrument was acknowledged before me on April 12th, 2006 by Mark Simmons and Cherie Simmons.

Angie M Eckley
(Notary Public for Oregon)

My commission expires 2-27-2010



2/100