



THIS SPACE RES

M06-11353

Klamath County, Oregon

06/05/2006 02:39:39 PM

Pages 1 Fee: \$21.00

MTC 74239-KR

After recording return to:

Michael Alan Cooper

343 E. Donald Street

Klamath Falls, OR 97601

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

Michael Alan Cooper

343 E. Donald Street

Klamath Falls, OR 97601

Escrow No. MT74239-KR

Title No. 0074239

SWD

STATUTORY WARRANTY DEED

Tom Soyland Construction, Inc., an Oregon Corporation, Grantor(s) hereby convey and warrant to **Michael Alan Cooper**, 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 7, Tract 1405, 12TH 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: 3909-012DB-02000-000

Key No: 889934

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 ~~\$299,650.00~~ \$65,000.00

x LS

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 31st day of May, 2006

Tom Soyland Construction, Inc., an Oregon Corporation

ⓧ BY: Thomas J. Soyland
Thomas J. Soyland, President



STATE OF OREGON
County of KLAMATH

This instrument was acknowledged before me on May 31, 2006, by Thomas J. Soyland as President of Tom Soyland Construction, Inc., an Oregon Corporation.

Kristi L. Redd
Notary Public for Oregon
My Commission Expires: 11/16/2007

21.00