

MTC 75033-KR



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Connie Chance

2110 N.E. Shepard Rd.

Bend, OR 97701

M06-13379

Klamath County, Oregon

06/30/2006 11:58:05 AM

Pages 2 Fee: \$26.00

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

Connie Chance

2110 N.E. Shepard Rd.

Bend, OR 97701

Escrow No. MT75033-KR

SWID-EM

STATUTORY WARRANTY DEED

Jake R. Koop and Josie Koop, as tenants by the entirety, Grantor(s) hereby convey and warrant to **Connie Chance**, 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 15 of OLD FORT ESTATES – TRACT 1327, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3809-028DC-13700-000

Key No: 884744

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:
2006-2007 Real Property Taxes a lien not yet due and payable.

The true and actual consideration for this conveyance is **\$25,600.00**.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 ORS 197.352.

26.00

Statutory Warranty Deed

Pg 2 of 2

Dated this 29th day of JUNE, 2006.

X Jake R. Koop

X Josie Koop

STATE OF CALIFORNIA

COUNTY OF MADERA ss.

On JUNE 29, 2006, 2006 before me, L. WEDEL, NOTARY PUBLIC personally appeared Jake R. Koop and Josie Koop personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacity(ies), and that by their signatures(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature L. Wedel

