



2006-018445
Klamath County, Oregon



00003665200600184450010011

09/13/2006 11:23:39 AM

Fee: \$21.00

After recording return to:

Shaun T. Cooper
6447 Jake Road
Klamath Falls, OR 97601

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

Shaun T. Cooper
6447 Jake Road
Klamath Falls, OR 97601

Escrow No. MT76092-MS
Title No. 0076092

SWD

MT76092^{MS}

STATUTORY WARRANTY DEED

Shaun T. Cooper, who acquired title as Shaun Cooper, Grantor(s) hereby convey and warrant to Shaun T. Cooper and Jennifer L. Cooper, as tenants by the entirety, 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 12 of TRACT NO. 1290 - SILVER RIDGE ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3908-02200-02400-000 Key No: 879870

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 \$1.00.

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.

Dated this 8th day of Sep, 2006

Shaun T. Cooper

STATE OF OREGON
SS. September 6, 2006
COUNTY OF KLAMATH

Personally appeared the above named Shaun T. Cooper and acknowledged the foregoing instrument to be his voluntary act.

WITNESS My hand and official seal. (seal)

Notary Public
State of OR
My Commission expires: 12/20/06

