

THIS SPACE I



2006-025014

Klamath County, Oregon



00011312200600250140010016

12/19/2006 11:29:12 AM

Fee: \$21.00

MTCT77695

After recording return to:

TED COOK

152 O STREET SP 51

Lincoln, CA 95648

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

TED COOK

152 O STREET SP 51

Lincoln, CA 95648

Escrow No. SB095455DS

Title No. 095455

SWD

STATUTORY WARRANTY DEED

MATTHEW JOHNSON, Grantor(s) hereby convey and warrant to **TED COOK and PATRICIA J. COOK, husband and wife**, 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 3, Block 6, TRACT NO. 1076, THIRD ADDITION TO ANTELOPE MEADOWS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

2310-016BO-01500-000

136668 206

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 **\$140,000.00**.

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.

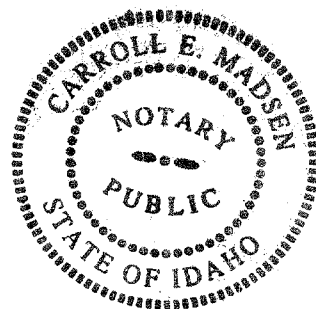
Dated this 28 day of December, 2006.

[Signature]
MATTHEW JOHNSON

State of Idaho)

ss

County of Ada)



On this 2 day of DECEMBER, 2006 before me CARROLL E. MADSEN, a notary public in and for said State, personally appeared **MATTHEW JOHNSON** known or identified to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

[Signature]
Notary Public

Residing at: BOISE ID

Commission Expires: 7/27/2011