

THIS SPACE RESERVE

2007-001982

Klamath County, Oregon



02/05/2007 03:22:57 PM

Fee: \$26.00

MTCT78181MS

After recording return to:

Loretta F. Cooper

PO Box 151

Klamath Falls, OR 97601

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

Loretta F. Cooper

PO Box 151

Klamath Falls, OR 97601

Escrow No. MT78181-MS

Title No. 0078181

SWD

STATUTORY WARRANTY DEED

Becky L. Rogers, Grantor(s) hereby convey and warrant to Loretta F. 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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 \$170,000.00.

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 2nd day of Feb, 2007

Becky L. Rogers (signature)

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 2/2, 2007 by Becky L. Rogers.

(Notary Public for Oregon) (signature)

My commission expires 12/20/10



2LD 06

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A parcel of land situated in the NW1/4 NW1/4 of Section 33, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a stake on the Northerly right of way line of the Ashland – Klamath Falls Highway, which stake is South 41° 20' East 1333.36 feet from the section corner common to Sections 28, 29, 32 and 33, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon; thence North 00° 21' West 711.53 feet, along the Westerly line of that parcel described in Deed Volume M73, page 15794; thence East 197.13 feet; thence South 00° 21' East 650.00 feet to the point on the Northerly right of way line of the Ashland – Klamath Falls Highway; thence South 72° 38' West 206.15 feet, along said right of way line, to the place of beginning.

Unofficial  
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