

2007-005354

Klamath County, Oregon



00018421200700053540020029

03/23/2007 11:35:17 AM

Fee: \$26.00



After recording return to:  
Pamela Coplen  
2228 Eberlein Avenue  
Klamath Falls, OR 97601

Until a change is requested all tax statements  
shall be sent to the following address:  
Same As Above

File No.: 7021-962702 (ALF)  
Date: March 19, 2007

THIS SPAC

### STATUTORY WARRANTY DEED

**Woodside Properties, LLC**, Grantor, conveys and warrants to **Pamela Coplen**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**LOT 5 IN BLOCK 215 OF MILLS SECOND ADDITION TO THE CITY OF KLAMATH FALLS,  
ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY  
CLERK OF KLAMATH COUNTY, OREGON.**

**Subject to:**

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$to convey title only**. (Here comply with requirements of ORS 93.030)

26-T

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, 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 19 day of March, 2007.

Pamela Coplen  
Pamela Coplen as Member of Woodside Properties,  
LLC

STATE OF Oregon )  
 )ss.  
County of Klamath )

This instrument was acknowledged before me on this 19 day of March, 2007  
by **Pamela Coplen as Member of Woodside Properties, LLC.**

Adrien Fleeck  
Notary Public for Oregon  
My commission expires: 12-3-10

