

2007-011565

Klamath County, Oregon

After Recording Return to:

JOHN N. COOLEY and LUZMILA P. COOLEY

6109 Madera Drive
Klamath Falls OR 97603

Until a change is requested all tax statements

Shall be sent to the following address:

JOHN N. COOLEY and LUZMILA P. COOLEY

Same as above



00025776200700115650010011

06/27/2007 03:14:45 PM

Fee: \$21.00

WARRANTY DEED

(INDIVIDUAL)

ATE: 64871 PC

LORAN RAY BAILEY and MARLYS E. BAILEY, herein called grantor, convey(s) to JOHN N. COOLEY and LUZMILA P. COOLEY, ~~husband and wife~~, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as: as tenants by the entirety

Lot 11, Block 11, Tract No. 1079, SIXTH ADDITION TO SUNSET VILLAGE, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 041 MAP 3909-012BD TL 02900 KEY #562420

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$225,000.00.
(here comply with the requirements of ORS 93.930)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). 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 CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

Dated June 25, 2007.

Loran Ray Bailey
LORAN RAY BAILEY

Marlys E. Bailey
MARLYS E. BAILEY

STATE OF OREGON, County of KLAMATH) ss.

On JUNE 25, 2007 personally appeared the above named LORAN RAY BAILEY and MARLYS E. BAILEY and acknowledged the foregoing instrument to be their voluntary act and deed.

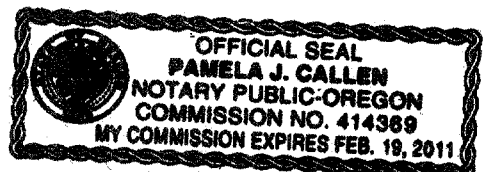
This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00064871

Before me: Pamela J. Callen
Notary Public for Oregon
My commission expires:

Official Seal



\$21-A