2007-011565 Klamath County, Oregon

06/27/2007 03:14:45 PM

Fee: \$21.00

After Recording Return to:

JOHN N. COOLEY and LUZMILA P. COOLEY Maclera Dring

Rlamoth Falls OK 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

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, his band 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

ZNP 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

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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 OF 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

MARLYS E. BAILEY

STATE OF OREGON, County of KLAMATH) ss.

, 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:

lspen ESCROW, INC.

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

Before me: Notary Public for Oregon My commission expires:

Official Seal

