



After recording return to:
Irvin L Smith
6315 Metro Street
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Irvin L Smith
6315 Metro Street
Klamath Falls, OR 97603

File No.: 7021-1090852 (DMC)
Date: August 23, 2007

2007-015443
Klamath County, Oregon



08/31/2007 11:40:17 AM

Fee: \$36.00

THIS SPA

STATUTORY WARRANTY DEED

Philip F. Cofield and Jera S. Cofield, husband and wife, Grantor, conveys and warrants to **Irvin L Smith**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

Subject to:

1. The **2007-2008** Taxes, a lien not yet payable.
2. 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 **\$232,500.00**. (Here comply with requirements of ORS 93.030)

-360

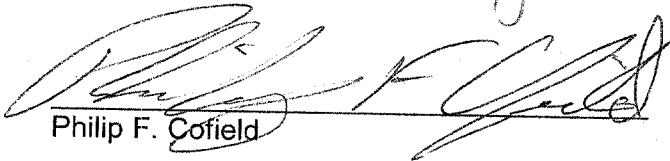
APN: R885800

Statutory Warranty Deed
- continued

File No.: 7021-1090852 (DMC)
Date: 08/23/2007

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.

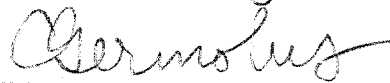
Dated this 24 day of August, 2007.


Philip F. Cofield

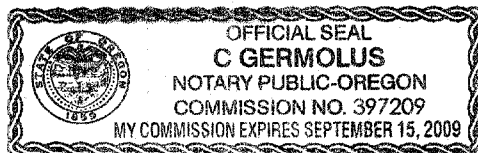
Jera S. Cofield

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 24 day of Aug, 2007
by **Philip F. Cofield and Jera S. Cofield**. CG



Notary Public for Oregon
My commission expires: 9/15/09



APN: R885800

Statutory Warranty Deed
- continued

File No.: 7021-1090852 (DMC)
Date: 08/23/2007

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Dated this 27 day of Aug, 2007.

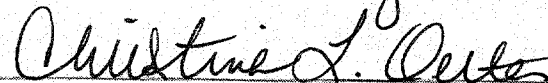

Philip F. Cofield


Jera S. Cofield

STATE OF ~~Oregon~~ Missouri

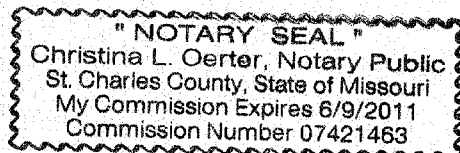
County of ~~Klamath~~ St. Charles)ss.

This instrument was acknowledged before me on this 27th day of August, 2007
by **Philip F. Cofield and Jera S. Cofield.**



Notary Public for ~~Oregon~~ Missouri

My commission expires: 6/9/2011



APN: R885800

Statutory Warranty Deed
- continued

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Date: 08/23/2007

EXHIBIT A

LEGAL DESCRIPTION:

LOT 17, TRACT 1343, SITUATED IN THE NORTHWEST QUARTER SECTION 12, TOWNSHIP 39 SOUTH, RANGE 9 EAST, WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.