



MT80754-DS

After recording return to:
DIANA JEAN SOWELL-MILLER
203 Paddington Ct.
RENO, NV 89511

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

DIANA JEAN SOWELL-MILLER
203 Paddington Ct.
RENO, NV 89511

Escrow No. MT80754-DS
Title No. 0080754

SWD

THIS SPACE RESE

2007-018468
Klamath County, Oregon



10/26/2007 03:22:13 PM

Fee: \$21.00

STATUTORY WARRANTY DEED

aka RYAN XAVIER COOPER

aka TRACEY LYNN COOPER

RYAN X. COOPER and TRACEY L. COOPER, as tenants in common, Grantor(s) hereby convey and warrant to **DIANA JEAN SOWELL-MILLER**, 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:

Lot 4 in Block 14 of TRACT NO. 1064 FIRST ADDITION TO GATEWOOD, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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 **\$176,500.00**.

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.

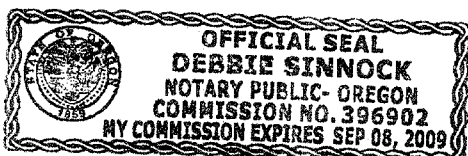
Dated this 25th day of Oct, 2007.

RYAN X. COOPER

TRACEY L. COOPER

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 10-25-, 2007 by RYAN X. COOPER and TRACEY L. COOPER.



(Notary Public for Oregon)

My commission expires 9-8-09

21AMT