

2007-021348

Klamath County, Oregon

THIS SPACE R



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12/24/2007 09:52:03 AM

Fee: \$21.00



Part Of The JELD-WEN Family

MT81393-MS

After recording return to:

Christopher A. Cook

11830 Ground Court

Klamath Falls, OR 97603

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

Christopher A. Cook

11830 Ground Court

Klamath Falls, OR 97603

Escrow No. MT81393-MS

Title No. 0081393

SWD

STATUTORY WARRANTY DEED

Daniel B. Schoenberg, Grantor(s) hereby convey and warrant to **Christopher A. Cook**, 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:

The South 65 feet of Lot 1 of SUNRISE PARK, 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 **\$80,000.00**.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 to 336. 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, 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 195.300 to 336.

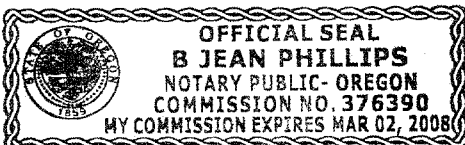
Dated this 21 day of DEC, 07.

Daniel B. Schoenberg

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on December 21, 2007 by Daniel B. Schoenberg.



(Notary Public for Oregon)

My commission expires

3-2-08

21 ANT