

2008-001815

Klamath County, Oregon



00039987200800018150010017

02/12/2008 01:26:00 PM

Fee: \$21.00

After Recording Return to:

DAVID M. COOK

1820 JOHNSON AVE.

KLAMATH FALLS, OR 97601

Until a change is requested all tax statements

Shall be sent to the following address:

DAVID M. COOK

Same as above

ATE: 65523 PC

WARRANTY DEED

(INDIVIDUAL)

KYNA E. MALLERY, herein called grantor, convey(s) to DAVID M. COOK, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 13, Block 107, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 001 MAP 3809-032BB TL 06200 KEY #832861

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 \$22,000.00.
(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 SECTIONS 2,3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007. 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 SECTIONS 2,3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007.

Dated February 7, 2008.

Kyna E. Mallery
KYNA E. MALLERY

STATE OF ARIZONA, County of Coconino ss.

On Feb. 08, 2008 personally appeared the above named KYNA E. MALLERY and acknowledged the foregoing instrument to be her voluntary act and deed.

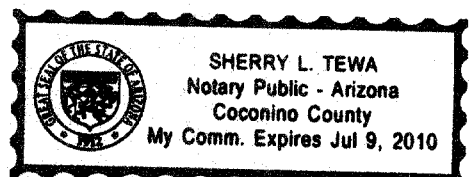
This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00065523

Before me: [Signature]
Notary Public for Oregon
My commission expires: July 9, 2010

Official Seal



\$21-A