



After recording return to:  
Gary Chapman and Deborah  
Chapman  
2383 Blue Pool Way  
Chiloquin, OR 97624

Until a change is requested all tax statements  
shall be sent to the following address:  
Gary Chapman and Deborah Chapman  
2383 Blue Pool Way  
Chiloquin, OR 97624

File No.: 7021-1259828 (DMC)  
Date: July 17, 2008

**2008-010424**

Klamath County, Oregon



00050140200800104240020025

07/21/2008 02:56:33 PM

Fee: \$26.00

### STATUTORY WARRANTY DEED

**Yuen Ching Koo and Jennifer S. Koo, husband and wife**, Grantor, conveys and warrants to **Gary Chapman and Deborah Chapman as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**LOT 3, BLOCK 3 OF TRACT 1021, WILLIAMSON RIVER KNOLL, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.**

**TOGETHER WITH AN UNDIVIDED 1/80TH INTEREST IN THE FOLLOWING DESCRIBED PROPERTY; THE EASTERLY 60 FEET OF THAT PORTION OF GOVERNMENT LOTS 40, 41, 44 AND 45, LYING SOUTH OF THE WILLIAMSON RIVER KNOLL SUBDIVISION AND NORTH OF THE WILLIAMSON RIVER.**

**Subject to:**

1. Fiscal year real property 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 **\$15,000.00**. (Here comply with requirements of ORS 93.030)

FLV-

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195-336 AND SECTIONS 5 TO 11, 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 ORS 195.300, 195.301 AND 195.305 TO 195-336 AND SECTIONS 5 TO 11, OF CHAPTER 424, OREGON LAWS 2007.

Dated this 18 day of July, 2008.

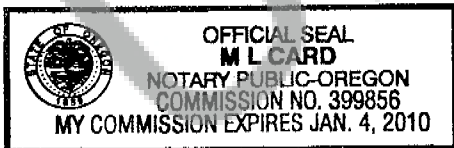
Yuen Ching Koo  
Yuen Ching Koo

Jennifer S. Koo  
Jennifer S. Koo

STATE OF Oregon )  
County of Multnomah )ss.

This instrument was acknowledged before me on this 18 day of July, 2008  
by **Yuen Ching Koo and Jennifer S. Koo.**

McCaes



Notary Public for Oregon  
My commission expires: 04-10