



THIS SPACE RE

2009-012167
Klamath County, Oregon



09/11/2009 01:40:36 PM

Fee: \$26.00

After recording return to:

Geoffrey L. Fry

3635 Alva Avenue

Klamath Falls, OR 97603

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

Geoffrey L. Fry

3635 Alva Avenue

Klamath Falls, OR 97603

Escrow No. MT85966-KR

Title No. 0085966

SWD

STATUTORY WARRANTY DEED

Noveta Cooper, Grantor(s) hereby convey and warrant to **Geoffrey L. Fry and Shawna M. Fry**, as **tenants by the entirety**, 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 East one-half of Lot 4, MILLER PARK, a Resubdivision of Lots 36, 37, 38, 39, 40, 41 and vacated alley Block F, HOMECREST, 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:

2009-2010 Real Property Taxes a lien not yet due and payable.

The true and actual consideration for this conveyance is **\$112,500.00**.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, 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, CHAPTER 424, OREGON LAWS 2007.

2009-012167

Dated this 9th day of September 2009

Noveta Cooper By Patsy W. Florence
Noveta Cooper, By Patsy W. Florence, her attorney in fact
Florence

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Sept 9, 2009 by Patsy W. Florence, Attorney in Fact for Noveta Cooper.

Kristi L. Redd
(Notary Public for Oregon)

My commission expires 11/16/2011

