

MTZ 86078-MS

THIS SPACE

2009-012876

Klamath County, Oregon



09/29/2009 03:26:45 PM

Fee: \$37.00

After recording return to:

Jacqueline Travers

1606 Patterson Street

Klamath Falls, OR 97603

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

Jacqueline Travers

1606 Patterson Street

Klamath Falls, OR 97603

Escrow No. MT86078-MS

Title No. 0086078

SWD

STATUTORY WARRANTY DEED

Harold R. Cooper, Grantor(s) hereby convey and warrant to **Jacqueline Travers**, 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:

Parcel 1 of Land Partition 45-93 being Lot 5 of Block 2 of "SHASTA VIEW TRACTS" situated in the SW1/4 of the SW1/4 of Section 36, Township 38 South, Range 9 East of the Willamette Meridian, 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 **\$152,000.00**.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 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.

Dated this 28th day of Sep, 2009

Harold R. Cooper

Harold R. Cooper

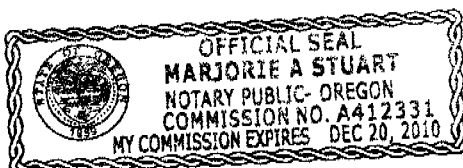
by Julie Ann Cundall POA

Julie Ann Cundall, his attorney in fact

State of Oregon

County of Klamath

This instrument was acknowledged before me on 9/28, 2009 by Julie Ann Cundall as attorney in fact for Harold R. Cooper.



MA Stuart
(Notary Public for Oregon)

My commission expires 12/20/10

37amt