



After recording return to:  
Scott Cofer

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

File No.: 7021-1466215 (ALF)  
Date: September 04, 2009

THIS SPACE RI

2009-013214

Klamath County, Oregon



00073763200900132140030031

10/07/2009 03:09:20 PM

Fee: \$47.00

### STATUTORY WARRANTY DEED

**Lee Hopper and Melinda Hopper, as tenants by the entirety, as to Parcel 1 and Lee S. Hopper, as to Parcel 2,** Grantor, conveys and warrants to **Scott Cofer**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**LEGAL DESCRIPTION:** Real property in the County of Klamath, State of Oregon, described as follows:

**PARCEL 1:**

**A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1 AND A PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 31 SOUTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF KLAMATH, STATE OF OREGON, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGINNING AT THE CORNER COMMON TO SECTIONS 1 AND 12, TOWNSHIP 31 SOUTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN; THENCE SOUTH 0° 11' 03" EAST ALONG THE EAST LINE OF SECTION 12, 172.96 FEET; THENCE NORTH 89° 13' 52" WEST ALONG MT. SCOTT MEADOWS SUBDIVISION 463.32 FEET; THENCE NORTH 2° 37' 05" EAST ALONG MT. SCOTT MEADOWS SUBDIVISION 318.03 FEET; THENCE NORTH 3° 21' 20" WEST 667.05 FEET; THENCE NORTH 8° 33' 07" WEST TO THE INTERSECTION WITH THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1; THENCE EAST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE EAST LINE OF SECTION; THENCE SOUTH 0° 11' 03" EAST ALONG THE EAST LINE OF SECTION 1, 1,311.13 FEET TO THE POINT OF BEGINNING.**

**PARCEL 2:**

F47-

APN: **R78999**

Statutory Warranty Deed  
- continued

File No.: **7021-1466215 (ALF)**  
Date: **09/04/2009**

**LOT 14, BLOCK 12, MT. SCOTT MEADOW, ACCORDING TO THE OFFICIAL PLAT THEREOF ON  
FILE IN THE OFFICE OF COUNTY CLERK OF KLAMATH COUNTY, OREGON.**

**Subject to:**

1. 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.
2. The **2009-2010** Taxes, a lien not yet payable.

The true consideration for this conveyance is **\$24,000.00**. (Here comply with requirements of ORS 93.030)

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 7 day of Oct, 2009.

See S. Hopper by Melinda Hopper Melinda Hopper  
Lee S Hopper attorney in fact Melinda Hopper

STATE OF Oregon )  
 )ss.  
County of Klamath )

This instrument was acknowledged before me on this 7 day of Oct, 2009  
by **Lee S Hopper and Melinda Hopper.**  
by Melinda Hopper  
attorney in fact Adrian Hopper

Notary Public for Oregon  
My commission expires:

