

2009-013975

Klamath County, Oregon



00074676200900139750020024

10/29/2009 08:46:00 AM

Fee: \$42.00

Bret S. Roberts
12450 South 405 East, Ste A-1
Draper, Utah 84020

(Grantor's Name and Address)

Shawn Koopman & Tiffany Rae Koopman
1521 Ascot Ave
Rio Linda, Ca 95673
(Grantee's Name and Address)

(SPACE ABOVE THIS LINE IS FOR RECORDER'S USE)

When recorded, mail Deed to:

Name

Shawn Koopman & Tiffany Rae Koopman
1521 Ascot Ave
Rio Linda, Ca 95673

GRANT DEED

The Undersigned declares that the documentary transfer tax is \$10.00 computed for full value of the interest on property conveyed. GOOD AND VALUABLE CONSIDERATION, receipt of which is hereby acknowledged

Grantor: BRET S. ROBERTS
12450 South 405 East, Ste A-1
Draper, Utah 84020

Hereby Grant(s) to

Grantee: Shawn Koopman & Tiffany Rae Koopman
1521 Ascot Ave
Rio Linda, Ca 95673

the following described real property situated in Klamath County, State of Oregon, described as:

A Portion of Lot 55, Block 6, Oregon Pines, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, being more particular described as follows:

Beginning at the SW corner of Lot 9 of said Block 6; thence N41° 34' 47" W, 588.40 feet to a line running from the East quarter corner of Section 16 to the NW corner of Lot 12; thence N50° 14' 29" East, along said line, 643.60 feet; to the Northwest corner of Lot 12; thence S 09° 14' 29" West, along the Westerly line of Lot 12, 394.08 feet to the Northwest corner of Lot 11; thence South 14° 20' 43" East, along the Westerly line of Lot 11, 314.82 feet to the Northwest corner of Lot 9; thence S 45° 42' 51" West, along the Northwesterly line of Lot 9, 183.94 feet to the point of beginning.

Subject to covenants, conditions, restrictions, easements, reservations, rights, rights

of way and all matters appearing of record.

The true consideration for this conveyance is \$6,000.00

SUBJECT TO: Covenants, restrictions, easements, and zoning existing and/or of record, and subject to any facts an accurate inspection and survey may reveal. Grantor DOES NOT WARRANTY availability, insurability, or any restrictions or fees that may be imposed by any governmental entity or property owners' association(if any). Excepting certain subsurface mineral rights of record, but without rights to surface entry.

Dated 10/23/2009

Signature of Grantor Bret S Roberts

Name of Grantor: Bret S. Roberts

State of Utah.)

)ss ACKNOWLEDGMENT

County of Salt Lake

On October 23, 2009 before me Debbie Campbell Public Notary,
personally appeared Bret Roberts personally Known to
me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose
name(s) is/are subscribed to the within instrument and acknowledged to me that
he/she/they executed the same in his/her/their authorized capacity(ies), and that by
his/her/their signatures(s) on this instrument the person(s) or the entity upon behalf of
which the person(s) acted, executed the instrument.

WITNESS my hand and official seal

Signature Debbie Campbell

