

-NJC88455-SH

THIS SPACE

2010-011919

Klamath County, Oregon



10/08/2010 01:12:10 PM

Fee: \$42.00

After recording return to:

ERIC J. BAKER

6447 JAKE ROAD

KLAMATH FALLS, OR 97601

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

ERIC J. BAKER

6447 JAKE ROAD

KLAMATH FALLS, OR 97601

Escrow No. MT88455-SH

Title No. 0088455

SWD r.012910

### STATUTORY WARRANTY DEED

**SHAUN T. COOPER and JENNIFER L. COOPER, as tenants by the entirety**, Grantor(s) hereby convey and warrant to **ERIC J. BAKER**, 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:

Lot 12 of TRACT NO. 1290 - SILVER RIDGE ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

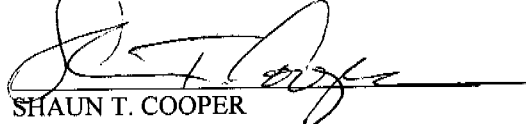
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

**2010-2011 Real Property Taxes a lien not yet due and payable.**

The true and actual consideration for this conveyance is **\$405,000.00**.

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

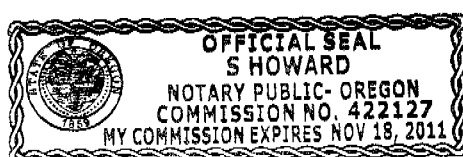
Dated this 7 day of Oct, 2010.

  
SHAUN T. COOPER

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on Oct 7, 2010 by SHAUN T. COOPER.



  
(Notary Public for Oregon)

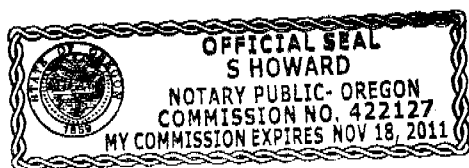
My commission expires 11-18-11

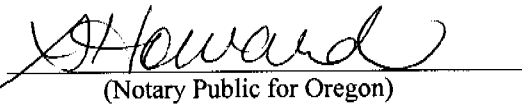
42 Amt

  
JENNIFER L. COOPER

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on Oct 8, 2010 by JENNIFER L. COOPER.



  
(Notary Public for Oregon)

My commission expires 11-18-11