

UTC 88800-KR

THIS SPACE RESERVED FOR RECORDER'S USE



2011-000509

Klamath County, Oregon



01/14/2011 11:48:07 AM

Fee: \$42.00

After recording return to:

Kenneth L. Cooper

~~2318 Garden Avenue~~ 6329 Dennis Drive

Klamath Falls, OR 97601

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

Kenneth L. Cooper

~~2318 Garden Avenue~~ 6329 Dennis Drive

Klamath Falls, OR 97601

Escrow No. MT88800-KR

Title No. 0088800

SWD r.012910

### STATUTORY WARRANTY DEED

**Stephanie M. Ward**, Grantor(s) hereby convey and warrant to **Kenneth L. Cooper and Kathleen M. Cooper, 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:

**SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE**

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:

The true and actual consideration for this conveyance is **\$154,000.00**.

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.

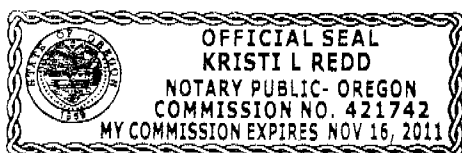
Dated this 10<sup>th</sup> day of January, 2011.

Stephanie M. Ward  
Stephanie M. Ward

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on Jan. 10, 2011 by Stephanie M. Ward.

Kristi L. Redd  
(Notary Public for Oregon)



My commission expires 11/16/2011

425m

EXHIBIT "A"  
LEGAL DESCRIPTION

PARCEL 1:

Lot 3 in Block 2 of EASTMOUNT, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2:

A parcel of land being situate in the NE1/4 SW1/4 Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin which lies North 0° 51' West along the 40 line a distance of 462.3 feet and North 89° 09' East a distance of 262.2 feet and South 46° 09' East a distance of 348.0 feet from the iron axle which marks the Southwest corner of the Northeast quarter Southwest quarter of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and running thence; continuing South 46° 09' East a distance of 309.8 feet to an iron pin; thence South 89° 13' West a distance of 252.77 feet to the Southeast corner of a tract conveyed to Joseph T. Riker and wife, by description in Parcel No. 1 of Deed recorded July 24, 1958 in Volume 301, page 253, Deed Records of Klamath County, Oregon; thence North 0° 51' West a distance of 217.5 feet, more or less, to the most Northerly corner of said Riker tract; thence North 89° 09' East a distance of 32.32 feet, more or less, to the point of beginning.