

THIS SPACE PROVIDED FOR RECORDER'S USE ONLY

2011-005798

Klamath County, Oregon



00101617201100057980020029

05/11/2011 09:24:03 AM

Fee: \$42.00

WHEN RECORDED RETURN TO:

Derek Keepers *AND TAX STATEMENTS*

P.O. Box 204

Etiwanda, California, 91739

WARRANTY DEED

THE GRANTOR(S),

-Corey J. Cox and Carol Cox, with rights of survivorship

for and in consideration of: \$2,500.00 grants, bargains, sells, conveys and warranties to the

GRANTEE(S):

-Derek Keepers, a married man P.O. Box 204 Etiwanda, San Bernardino County, California, 91739 the following described real estate, situated in Klamath Falls, OR, in the County of Klamath, State of Oregon:

LOT:1 BLK:16 SEC/TWN/RNG/MER:SEC 21 TWN 37 RNG 11 KLAMATH FALLS FOREST ESTATES
HWY 66 PLAT #1, BLOCK 16, LOT 1

Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record the grantor hereby covenants with the Grantee(s) that Grantor is lawfully seized in fee simple of the above granted premises and has good right to sell and convey the same; and that Grantor, his heirs, executors and administrators shall warrant and defend the title unto the Grantee, his heirs and assigns against all lawful claims whatsoever.

Map & Tax Lot No.: R-3711-021D0-00100-000

Property ID No.: R388789

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.

Grantor Signatures:

DATED: 30 Apr 2011

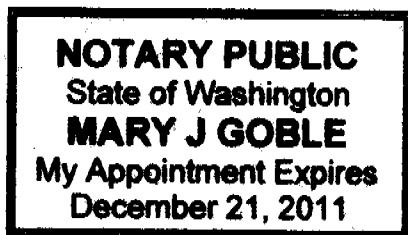
Corey J. Cox
Corey J. Cox
3632 55TH CT SE
OLYMPIA, WA 98501

Carol Cox
Carol Cox
3632 55TH CT SE
OLYMPIA, WA 98501

STATE OF WASHINGTON, COUNTY OF THURSTON ss:

This instrument was acknowledged before me on this 30th day of April, 2011
by Corey J. Cox and Carol Cox.

Mary J Goble
Notary Public



Notary
Title (and Rank)

My commission expires 12/21/11

Notary Address:

1420 MARVIN RD NE
WLF Lacey, WA 98516

Please mail tax statements to: Derek Keepers P.O. Box 204
Etiwanda, CA 91739
Same as return address