

1st 1708492

2011-008910

Klamath County, Oregon



00105474201100089100020020

08/02/2011 03:37:49 PM

Fee: \$42.00



THIS SPAC

After recording return to:
Kenneth D Kiest and Kellie S Kiest
5336 Knightwood *41025 Scott Valley Dr*
Klamath Falls, OR 97603
97601

Until a change is requested all tax statements shall be sent to the following address:
Kenneth D Kiest and Kellie S Kiest
5336 Knightwood
Klamath Falls, OR 97603
same as above
File No.: 7021-1708492 (ALF)
Date: April 25, 2011

STATUTORY WARRANTY DEED

Zachary A Cooper and Nicole C Cooper as tenants by the entirety, Grantor, conveys and warrants to Kenneth D Kiest and Kellie S Kiest, husband and wife, 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:

LOT 3, BLOCK 10, TRACT NUMBER 1064 GATEWOOD FIRST ADDITION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE 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. 2011/2012 Real property taxes; a lien not yet due and payable.

The true consideration for this conveyance is **\$130,000.00**. (Here comply with requirements of ORS 93.030)

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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, 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, OF CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this 1 day of August, 2011.

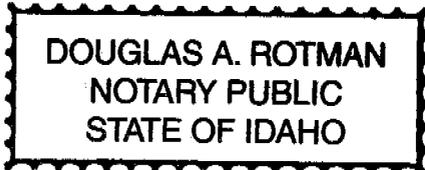
Zachary A Cooper
Zachary A Cooper

Nicole C Cooper
Nicole C Cooper

STATE OF Idaho)
County of Ada) ss.

This instrument was acknowledged before me on this 01st day of August, 2011 by **Zachary A Cooper and Nicole C Cooper.**

Douglas A Rotman



Notary Public for State of Idaho
My commission expires: 03-Aug-13