

2012-003830

Klamath County, Oregon



00116595201200038300010018

04/12/2012 11:12:31 AM

Fee: \$37.00

After recording return to:

Grantor

Richard E. Cooper
32948 Klamath Forest Dr
Chiloquin, OR 97624

Grantee

Sean C. Matuk
32948 Klamath Forest Dr
Chiloquin, OR 97624

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

Richard E. Cooper
32948 Klamath Forest Dr
Chiloquin, OR 97624

Recorded @ County

**STATUTORY
BARGAIN AND SALE DEED**

Richard E. Cooper, Grantor, conveys to **Sean C. Matuk**, Grantee, the following described real property situated in Klamath County, Oregon, to-wit:

Lot 11 in Block 2, JUNIPER ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

The true consideration for this conveyance is \$0. (Here comply with the requirements of ORS 93.030)

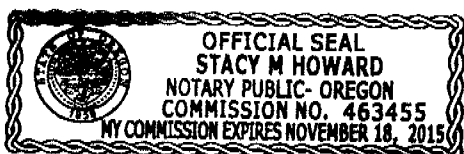
Dated this February 29, 2012.

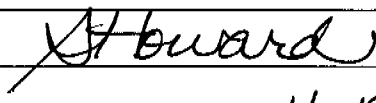

Richard E. Cooper

STATE OF OREGON }
County of Klamath ss

This instrument was acknowledged before me on Feb 29, 2012
by Richard E. Cooper

This instrument was acknowledged before me on _____
by _____
as _____
of _____




Notary Public for Oregon
My commission expires 11-18-15