

1st 1931064SK



After recording return to:  
Henry C.G. Cheyne and Cherie J.C.  
Cheyne  
9961 E. Langell Valley Rd.  
Bonanza, OR 97623

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Henry C.G. Cheyne and Cherie J.C.  
Cheyne  
9961 E. Langell Valley Rd.  
Bonanza, OR 97623

File No.: 7021-1931064 (SFK)  
Date: July 26, 2012

2012-008837

Klamath County, Oregon



00122559201200088370020027

08/10/2012 10:34:26 AM

Fee: \$42.00

THIS SPACE

### STATUTORY WARRANTY DEED

**Darren L. Cooper and Donna R. Cooper as tenants by the entirety**, Grantor, conveys and warrants to **Henry C.G. Cheyne and Cherie J.C. Cheyne, 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:

**The SW 1/4 SW 1/4 of Section 26, Township 39 South, Range 12, East of the Willamette Meridian, Klamath County, Oregon, Excepting therefrom the West 30 feet deeded to Klamath County for road purposes in Deed recorded September 14, 1956 in Volume 286 Page 518, Deed records of Klamath County, Oregon.**

**Subject to:**


1. The Taxes, a lien not yet payable.
2. 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.

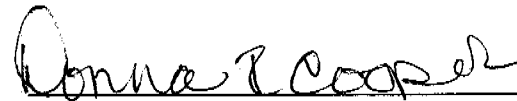
The true consideration for this conveyance is **\$140,000.00**. (Here comply with requirements of ORS 93.030)

F 42 -

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.

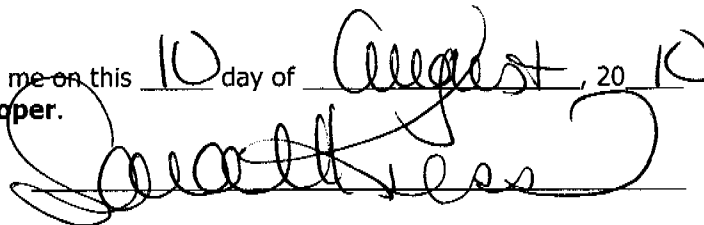
Dated this 10 day of August, 2012.

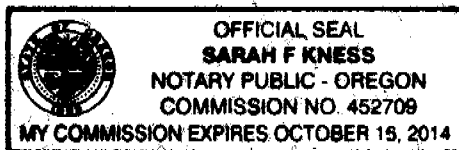
  
\_\_\_\_\_  
Darren L. Cooper

  
\_\_\_\_\_  
Donna R. Cooper

STATE OF Oregon )  
 )ss.  
County of Klamath )

This instrument was acknowledged before me on this 10 day of August, 2012  
by **Darren L. Cooper and Donna R. Cooper.**

  
\_\_\_\_\_  
Sarah F. Kness



Notary Public for Oregon

My commission expires: 10/15/2014