



THIS SPACE

2012-009688

Klamath County, Oregon



00123631201200096880020023

08/31/2012 03:07:12 PM

Fee: \$42.00

After recording return to:

ANDREW J. JANSKY

2318 GARDEN AVENUE

KLAMATH FALLS, OR 97601

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

ANDREW J. JANSKY

2318 GARDEN AVENUE

KLAMATH FALLS, OR 97601

Escrow No. MT94866-SH

Title No. 0094866

SWD r.020212

STATUTORY WARRANTY DEED

KENNETH L. COOPER and KATHLEEN M. COOPER, as tenants by the entirety,

Grantor(s), hereby convey and warrant to

ANDREW J. JANSKY and HEATHER A. JANSKY, 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:

Lot 461 in Block 121 of MILLS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$112,000.00**.

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:

2012-2013 Real Property Taxes a lien not yet due and payable.

420012

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.

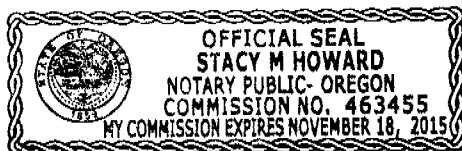
Dated this 31 day of Aug, 2012

Kenneth L. Cooper
KENNETH L. COOPER

Kathleen M. Cooper
KATHLEEN M. COOPER

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Aug 31, 2012 by KENNETH L. COOPER and KATHLEEN M. COOPER.



Howard
(Notary Public for Oregon)
My commission expires 11-18-15