



2012-013442
Klamath County, Oregon
12/04/2012 02:28:22 PM
Fee: \$47.00

After recording return to:

Michael Cooper

2620 Bisbee Street

Klamath Falls, OR 97603

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

Michael Cooper

2620 Bisbee Street

Klamath Falls, OR 97603

Escrow No. MT95213-SH

Title No. 0095213

SWD r.020212

STATUTORY WARRANTY DEED

Eugene A. Scott and Donna M. Scott, as tenants by the entirety,

Grantor(s), hereby convey and warrant to

Michael Cooper and Tracey Cooper, 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

The true and actual consideration for this conveyance is **\$80,000.00**.

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:

47 AMT

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 3 day of Dec, 2012


Eugene A. Scott


Donna M. Scott

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Dec 3rd, 2012 by Eugene A. Scott and Donna M. Scott.




(Notary Public for Oregon)

My commission expires 11-18-15

LEGAL DESCRIPTION

“EXHIBIT A”

EXHIBIT "A" LEGAL DESCRIPTION

The East one-half of Lot 8, Block 1, ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING the West 50 feet thereof.

ALSO EXCEPTING THEREFROM that portion conveyed to Joe Yance by Quitclaim Deed recorded August 25, 1981 in Volume M81, page 15138, Microfilm Records of Klamath County, Oregon, more particularly described as follows:

A parcel of land situate in the NW1/4 SE1/4 of Section 3, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being a portion of Lot 8, Block 1 of ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, being more particularly described as follows:

Beginning at the intersection of the North line of Lot 8, Block 1 of ALTAMONT ACRES and the Westerly right of way line of Bisbee Street; thence North 89°40' West 97.10 feet along the North line of said Lot 8 to the point in an existing fence line; thence South 0°58'55" West 80.00 feet along said fence line to a point; thence South 89°40' East 98.43 feet to a point on the Westerly right of way line of Bisbee Street, said point being 25.00 feet distant from the centerline of Bisbee Street; thence North 0°01'50" East 80.00 feet along said Westerly right of way to the point of beginning.

ALSO EXCEPTING that portion lying within the boundaries of Bisbee Street.