



**2013-000973**  
 Klamath County, Oregon  
 01/28/2013 11:45:03 AM  
 Fee: \$42.00

After recording return to:

Darren L. Cooper

PO Box 7533

Klamath Falls, OR 97602

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

Darren L. Cooper

PO Box 7533

Klamath Falls, OR 97602

Escrow No. MT96258-CT

Title No. 0096258

SWD r.020212

### STATUTORY WARRANTY DEED

**Wesley D. Kellom and Julia A. Kellom, Trustees of The Wesley D. Kellom and Julia A. Kellom  
 Living Trust U.A.D. 5-23-1991,**

Grantor(s), hereby convey and warrant to

**Darren L. Cooper,**

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 5, EXCEPT the Southerly 6 feet thereof and all of Lot 6, Block 3, PLEASANT VIEW TRACTS, 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 **\$149,000.00**.

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:

42 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 21 day of January, 2013

The Wesley D. Kellom and Julia A. Kellom Living Trust  
U.A.D. 5-23-1991

BY: Wesley D. Kellom Trustee  
Wesley D. Kellom, Trustee

BY: Julia A. Kellom Trustee  
Julia A. Kellom, Trustee

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on January 21, 2013 by Wesley D. Kellom and Julia A. Kellom, Trustees of The Wesley D. Kellom and Julia A. Kellom Living Trust U.A.D. 5-23-1991.

Cherice F. Treasure

(Notary Public for Oregon)

My commission expires

6/17/2013

