



THIS SPACE RESERVED FOR RECORDER'S USE

2014-007077  
Klamath County, Oregon  
07/03/2014 12:15:35 PM  
Fee: \$47.00

After recording return to:

David M. Cooper

152049 Conestoga Road

La Pine OR 97739, OR

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

David M. Cooper

152049 Conestoga Road

La Pine OR 97739, OR

Escrow No. SR153633TI

Title No. 0101019

SWD r.020212

### STATUTORY WARRANTY DEED

**George Pannel and Nancy Pannel, as tenants by the entirety,**

Grantor(s), hereby convey and warrant to

**David M. 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 23 in Block 9 of WAGON TRAIL ACREAGES, NO. 1, SECOND ADDITION, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.**

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

**Property ID #129284**

**2309-001C0-02400-000**

The true and actual consideration for this conveyance is **\$145,000.00**.

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:

**2014-2015 Real Property Taxes a lien not yet due and payable.**

Return to:

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 1<sup>st</sup> day of July, 2014.

George Pannel  
George Pannel

Nancy Pannel  
Nancy Pannel

State of Oregon  
County of DESCHUTES

This instrument was acknowledged before me on July 1, 2014 by George Pannel and Nancy Pannel.

Teresa M. Ives  
(Notary Public for Oregon)

My commission expires 10/13/17

