

MTC 36449 HF

## WARRANTY DEED

HARRY G. CHILDERS and BARBARA L. CHILDERS, husband and wife,  
Grantor(s) hereby grant, bargain, sell and convey  
FLOYD GAUNT,  
Grantee(s) and grantee's heirs, successors and assigns the following described  
real property, free of encumbrances except as specifically set forth herein in  
the County of KLAMATH and State of Oregon, to wit:

Lots 3, 4, 5 and 6 in Block 3 of FAIRHAVEN HEIGHTS, according to the  
official plat thereof on file in the office of the County Clerk of  
Klamath County, Oregon.

SUBJECT TO: all those items of record and those apparent upon the land, if  
any, as of the date of this deed and those shown below, if any:  
and the grantor will warrant and forever defend the said premises and every  
part and parcel thereof against the lawful claims and demands of all persons  
whomsoever, except those claiming under the above described encumbrances.

THIS INSTRUMENT WILL 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  
APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST  
PRACTICES AS DEFINED IN ORS 30.930.

The true and actual consideration for this conveyance is \$ 45,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 13549 ELSWORTH ST, MARINO VALLEY, CA 92553

Dated this 20<sup>th</sup> day of November 1995

Harry G. Childers  
HARRY G. CHILDERS

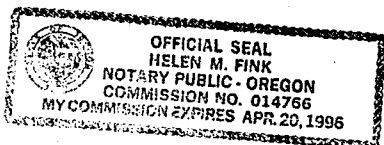
Barbara L. Childers  
BARBARA L. CHILDERS

## NOTARY ACKNOWLEDGEMENT

STATE OF Oregon  
COUNTY OF Klamath SS. 11/20 19 95

Personally appeared the above named HARRY G CHILDERS and  
BARBARA L CHILDERS

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Helen M. Fink  
Notary Public for Oregon  
My commission expires 4/20/96

STATE OF OREGON,  
County of Klamath SS.

Return to:

FLOYD GAUNT  
13549 ELSWORTH ST  
MARINO VALLEY, CA 92553

Filed for record at request of:

Mountain Title Company  
on this 22nd day of November A.D. 19 95  
at 3:50 o'clock P.M. and duly recorded  
in Vol. M95 of Deeds Page 32105.  
Bernetha G. Letach County Clerk  
By Annette Mueller  
Deputy.

Fee, \$30.00

11-22-95P03:50 RCVD