

59764

MTC 44835-KJ Vol. M98 Page 20303

WARRANTY DEED

ROBERT A. COON and BARBARA J. COON, who took title as BARBARA A. COON
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
NICK D. SINOR,

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:

The Southeast 47.5 feet of Lot 17 and the Northwest 32 feet of Lot 18 of
WINEMA GARDENS, 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 \$ 83,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 1736 MC CLELLAN DRIVE, KLAMATH FALLS, OR 97603

Dated this 12 day of June, 1998

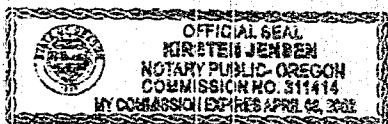
Robert A. Coon
ROBERT A. COON

Barbara J. Coon
BARBARA J. COON
J. B.C.

STATE OF Oregon ss. June 12 19 98
COUNTY OF Klamath

Personally appeared the above named Robert A. Coon
and Barbara J. Coon

and acknowledged the foregoing instrument to be their voluntary act.



Before me:

Kirsten Jensen
Notary Public for Oregon
My commission expires 4/12/01

ESCROW NO. MT44835-KJ

Return to:

NICK D. SINOR
1736 MC CLELLAN DRIVE
KLAMATH FALLS, OR 97603

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Amerititle
on this 15th day of June A.D. 1998
at 11:38 o'clock A M. and duly recorded
in Vol. K98 of Deeds Page 20303

Bernetha G. Letsch, County Clerk

By Deirdre Millenberry
Deputy

Fee, \$30.00