

1999 OCT 28 AM 11:10

MTC 49487-LW
WARRANTY DEED

Vol M99 Page 43027

SUN FOREST CONSTRUCTION, LTD, an Oregon Corporation,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
R. CURTIS COFFMAN and LAVERNE K. COFFMAN, husband and wife,
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:

LOT 399 OF RUNNING Y RESORT, PHASE 6, ACCORDING TO THE OFFICIAL PLAT
THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY,
OREGON.

TAX ACCOUNT NO.: 3808-015BB-01500

MAP/TAX LOT: 883722

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 61,460.00.

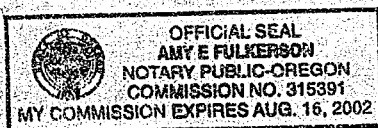
Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 1976 PADDINGTON PL NW, ALBANY, OR 97321

Dated this 25th day of October, 1999

SUN FOREST CONSTRUCTION, LTD
BY: Gary D. Bradshaw
GARY D. BRADSHAW, SEC/TREASURER

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on October 25, 1999 by GARY
D. BRADSHAW AS SECRETARY/TREASURER OF SUN FOREST CONSTRUCTION, LTD., AN OREGON
CORPORATION.



Amy E. Fulkerson
(Notary Public for Oregon)
My commission expires 8/16/02

ESCROW NO. MT49487-LW

Return to:
R. CURTIS COFFMAN
1976 PADDINGTON PL NW
ALBANY, OR 97321

State of Oregon, County of Klamath
Recorded 10/28/99, at 11:40 a.m.
In Vol M99 Page 43027
Linda Smith,
County Clerk Fees \$ 30.00

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