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## WARRANTY DEED

State of Oregon, County of Klamath  
 Recorded 12/10/99, at 3:54 p.m.  
 In Vol. M99 Page 48848  
 Linda Smith,  
 County Clerk Fee \$ 30.00

ASPEN TITLE ESCROW NO. 01050611

AFTER RECORDING RETURN TO:  
 CHRIS ALAN FURNEY

1415 GARY  
KLAMATH FALLS, OR 97603

UNTIL A CHANGE IS REQUESTED ALL TAX  
 STATEMENTS TO THE FOLLOWING ADDRESS:  
 SAME AS ABOVE

DONNA G. GOODSON, hereinafter called GRANTOR, conveys to CHRIS ALAN FURNEY, hereinafter called GRANTEE, all that real property situated in the County of Klamath, State of Oregon, described as:

Lot 15, NEW DEAL TRACTS, in the County of Klamath, State of Oregon.

Code 41, Map 3909-3500, Tax Lot 7600

"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 30.390."

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage AND, Trust Deed, including the terms and conditions thereof, recorded March 5, 1998, in Book M-98, Page 7179, Mortgage Records of Klamath County, Oregon, in favor of Cecil James and Mildred James, Trustees of the James Family Trust, which Trust Deed the Grantee herein DOES NOT agree to assume and pay and Grantor hereby holds Grantee harmless therefrom, and Grantor herein warrants that this Trust Deed will be paid in full prior to or at the time of payment in full of the Trust Deed between Grantor and Grantee herein which is being recorded immediately subsequent to the recording of this Deed.

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$26,250.00.

In construing this deed and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument this 9th day of December, 1999.

Donna G. Goodson  
 DONNA G. GOODSON

STATE OF OREGON, County of Klamath)ss.

On December 9, 1999, personally appeared and acknowledged the foregoing instrument to and deed.

Marlene T. Addington

