

200 JAN 28 AM 11:49

MTC 50008-LW
WARRANTY DEED

Vol M00 Page 2867

DAVID C. COONS and CAROL A. COONS, husband and wife,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
GREGORY J. HAVIRD,

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 3 IN BLOCK 23 OF HILLSIDE ADDITION TO THE CITY OF KLAMATH FALLS,
ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE
COUNTY CLERK OF KLAMATH COUNTY, OREGON.

3809-029AD-03400-000

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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 85,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 1929 LEXINGTON ST., KLAMATH FALLS, OR 97601

Dated this 26th day of January, 2000.

David C. Coons
DAVID C. COONS

Carol A. Coons
CAROL A. COONS

State of Oregon
County of Clackamas

This instrument was acknowledged before me on January 26, 2000 by DAVID
C. COONS AND CAROL A. COONS.



Mary Stenger
(Notary Public for Oregon)

My commission expires 2/11/03

ESCROW NO. MT50008-LW

Return to:
GREGORY J. HAVIRD
1929 LEXINGTON ST.
KLAMATH FALLS, OR 97601

State of Oregon, County of Klamath
Recorded 1/28/00, at 11:49 a.m.
In Vol. M00 Page 2867
Linda Smith,
County Clerk Fee \$ 21.00

21.00