

200 MAR -2 PM 3:40

MTC 50461-LW
WARRANTY DEED

Vol MOO Page 6721

SUN COAST HOMES INC., A CALIFORNIA CORPORATION,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
NOVELLE STANLEY GEIGER and DONNA K. GEIGER, 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 4 IN BLOCK 1 ~~OF~~ TOGETHER WITH AN UNDIVIDED 1/2 INTEREST IN ^{/AN} UNDIVIDED
1/44 INTEREST IN LOT 10 BLOCK 1, PINE RIDGE ESTATES - UNIT 1, ACCORDING
TO THE OFFICIAL THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF
KLAMATH COUNTY, OREGON.

3407-027AC-2700

194266

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 **35,000.00.**

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 12425 SW 57TH AVENUE, PORTLAND, OR 97219

Dated this 23 day of FEB., 2000

SUN COAST HOMES INC., A CALIFORNIA
CORPORATION
BY: [Signature]

PHILLIP R. LAUGEN, PRESIDENT

State of _____
County of _____

This instrument was acknowledged before me on _____, _____ by
PHILLIP R. LAUGEN, PRESIDENT.

(Notary Public)

My commission expires _____

ESCROW NO. MT50461-LW

Return to:
NOVELLE STANLEY GEIGER
12425 SW 57TH AVENUE
PORTLAND, OR 97219

26.00
i.k.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of

San Diego

} ss.

On 2/24/00

Date

before me, Cynthia Pawelek, Notary Public

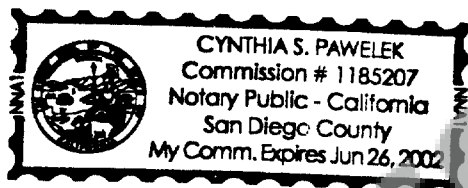
Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared

Phillip Laugen

Name(s) of Signer(s)

- ☒ personally known to me
☐ proved to me on the basis of satisfactory evidence



to be the person ☒ whose name ☒ is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature ☒ on the instrument the person ☒, or the entity upon behalf of which the person ☒ acted, executed the instrument.

WITNESS my hand and official seal.

Cynthia Pawelek
 Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document:

Warranty Deed

Document Date:

2-23-00

Number of Pages:

Signer(s) Other Than Named Above:

none**Capacity(ies) Claimed by Signer**

Signer's Name:

Phillip Laugen☐ Individual☒ Corporate Officer — Title(s):President☒ Partner — ☐ Limited ☐ General☐ Attorney in Fact☐ Trustee☐ Guardian or Conservator☐ Other:

Signer Is Representing:

RIGHT THUMBPRINT
 OF SIGNER
 Top of thumb here

State of Oregon, County of Klamath
 Recorded 3/02/00, at 3:40 p.m.
 In Vol. M00 Page 6721
Linda Smith,
 County Clerk Fee \$ 26.00