



## WARRANTY DEED

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ASPEN TITLE ESCROW 01050998

AFTER RECORDING RETURN TO:  
THOMAS SAHNER113 D LAGUNA  
KFO 197601State of Oregon, County of Klamath  
Recorded 04/14/00, at 3:18 p m.  
In Vol. M00 Page 12268  
Linda Smith,  
County Clerk Fee \$ 21.00UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVELARRY BIRD hereinafter called GRANTOR(S), convey(s) and warrants  
to THOMAS SAHNER, an Estate in Fee Simple, hereinafter called  
GRANTEE(S), all that real property situated in the County of  
Klamath, State of Oregon, described as:Lot 8, Block 13, DIXON ADDITION TO THE CITY OF KLAMATH FALLS,  
in the County of Klamath, State of Oregon.

Code 1 Map 3809-28DC, Taxlot 3900

"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 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  
\$27,000.00In construing this deed and where the context so requires, the  
singular includes the plural.IN WITNESS WHEREOF, the grantor has executed this instrument  
this 13th day of April, 2000.

  
LARRY BIRD
STATE OF OREGON, County of KLAMATH )ss.On 4/13/00, personally appeared Larry Bird who acknowledged  
the foregoing instrument to be their voluntary act and deed.

  
Notary Public for Oregon  
My Commission Expires: 3/12/04
