

2000 DEC 15 PM 3:26

mtc 52751-MS  
WARRANTY DEED

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CHARLES R. BRANNAN and LINDA J. BRANNAN, as tenants by the entirety,  
Grantor(s) hereby grant, bargain, sell, warrant and convey to:

THOR R. COULTER,

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, BLOCK 301, DARROW ADDITION, ACCORDING TO THE OFFICIAL PLAT THEREOF  
ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

3809-033DA-07900-000

615150

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 58,900.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 2530 RECLAMATION AVENUE, KLAMATH FALLS, OR 97601

Dated this 15th day of December, 2000.

Charles R. Brannan  
CHARLES R. BRANNAN

Linda J. Brannan  
LINDA J. BRANNAN

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on December 15 2000 by  
CHARLES R. BRANNAN AND LINDA J. BRANNAN.

Marjorie A. Stuart  
(Notary Public for Oregon)

My commission expires 12-20-02

ESCROW NO. MT52751-MS

Return to:  
THOR R. COULTER  
2530 RECLAMATION AVENUE  
KLAMATH FALLS, OR 97601



State of Oregon, County of Klamath  
Recorded 12/15/00, at 3:26 p m.  
In Vol. M00 Page 45134  
Linda Smith,  
County Clerk Fee \$ 21.00