

mtc 52656-MS  
**WARRANTY DEED**

Vol M01 Page 5142

BETTY L. COY and DAVID COY, as tenants in common,  
 Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
 JOHN F. NOWAK and HEIDI M. NOWAK, 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 7 IN BLOCK 9 OF FIRST ADDITION TO KLAMATH RIVER ACRES, ACCORDING TO  
 THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF  
 KLAMATH COUNTY, OREGON**

3907-036B0-00200-000

487949

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 96,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
 following address: 16614 RIVEREDGE ROAD, KLAMATH FALLS, OR 97601

Dated this 6th day of Feb., 2001.

Betty L. Coy  
 BETTY L. COY

David Coy  
 DAVID COY

State of California  
 County of Shasta

This instrument was acknowledged before me on Feb 6, 2001 by BETTY  
 L. COY AND DAVID COY.

S. Bellport  
 (Notary Public)

My commission expires 10-09-02

ESCROW NO. MT52656-MS

Return to:  
 JOHN F. NOWAK  
 16614 RIVEREDGE ROAD  
 KLAMATH FALLS, OR 97601



State of Oregon, County of Klamath  
 Recorded 02/08/01, at 2:19 p. m.  
 In Vol. M01 Page 5142  
 Linda Smith,  
 County Clerk Fee \$ 21.00