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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That PAUL F. BROWN and ALICE P. BROWN, husband and wife, hereinafter called the grantors, in consideration of Ten and no/100 Dollars (\$10.00) to grantors paid by RUSSELL M. CHARLTON and NAOMI A. CHARLTON, husband and wife, hereinafter called the grantees, do hereby grant, bargain, sell and convey unto the grantees, as tenants by the entirety, the heirs of the survivor and their assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the State of Oregon and the County of Klamath, described as follows, to-wit:



The W 1/2 of Tracts 87 and 88
PLEASANT HOME TRACTS NO. 2,
EXCEPT the West 30 feet thereof.

SUBJECT TO:

1. Acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder.
2. Liens and assessments of Klamath Project and Enterprise Irrigation District, and regulations, contracts, easements, and water and irrigation rights in connection therewith.
3. Regulations, liens, assessments, and laws relating to the South Suburban Sanitary District.
4. Subject to an easement, including the terms and provisions thereof, for ditches and/or pipelines to convey water for irrigation and domestic use for the benefit of adjoining property owners, as disclosed by instrument recorded in Deed Volume 234 at page 112, Klamath County Deed Records.
5. Subject to the restriction that no dwelling house costing less than \$1,000.00 shall be placed upon said land, that such dwelling shall be set back at least 30 feet from the property line on street, as disclosed by instrument recorded in Deed Volume 234 at page 112 in Klamath County, Oregon, and including the terms and provisions thereof.

TO HAVE AND TO HOLD the above described and granted premises unto the said grantees, as tenants by the entirety, their heirs and assigns forever.

And grantors hereby covenant to and with grantees and the heirs of the survivor and their assigns, that grantors are lawfully

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seized in fee simple of the above-granted premises, free from all encumbrances except as hereinabove set forth and that grantors will warrant and forever defend the above-granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever.

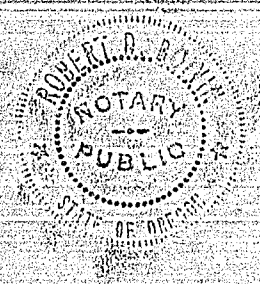
IN WITNESS WHEREOF, grantors have set their hands this 7th day of April, 1967.

Paul F. Brown
Alice Brown

STATE OF OREGON }
County of Klamath } ss.

On this 7th day of April, 1967, personally appeared before me, a Notary Public in and for said County and State, the above named PAUL F. BROWN and ALICE P. BROWN, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Willie D. Brown
Notary Public for Oregon
My Commission Expires: 10/4/68



Return to:
Brown & Brown
Brown Bldg
City

STATE OF OREGON, COUNTY OF KLAMATH ss:

Filed for record at request of Oregon Title Insurance Co.
this 7 day of April, 1967 at 2:20 o'clock P.M. and
duly recorded in Vol. M-67, of Deeds on Page 2179.
DOROTHY ROGERS, County Clerk
Fee \$3.00 By James M. Mearns