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WARRANTY DEED

62988

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This Indenture Witnesseth, THAT FRANK H. BROWN and ALICE O. BROWN, husband and wife, hereinafter known as grantors for the consideration hereinafter recited, ha v. bargained and sold, and by these presents do grant, bargain, sell and convey unto HAROLD W. DEARBORN and KATHRYN A. DEARBORN, husband and wife, and LUTHER H. DEARBORN, their heirs and assigns, the following described premises, situated in Klamath County, Oregon, to-wit:

Lot 28 of GRACE PARK, according to the official plat thereof on file in the records of Klamath County, Oregon.

Subject to: Acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder; Liens and assessments of Klamath Project and Enterprise Irrigation District, and regulations, contracts, easements, water and irrigation rights in connection therewith; any unpaid charges or assessments of Enterprise Irrigation District; Rules, regulations, liens and assessments of South Suburban Sanitary District; Right of Way to The California Oregon Power Company recorded May 18, 1943, in Deed Volume 155, page 304, Records of Klamath County, Oregon.

TO HAVE AND TO HOLD the said premises with their appurtenances unto Harold W. Dearborn and Kathryn A. Dearborn, husband and wife, as tenants by the entirety as to an undivided one-half interest; and unto Luther H. Dearborn as tenant in common as to an undivided one-half interest.

The true and actual consideration for this transfer is \$ 36,200.00 ~~xxxx~~

The foregoing recitation of consideration is true as I verily believe.

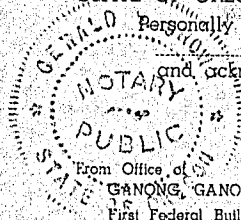
TO HAVE AND TO HOLD And the said grantor do hereby covenant to and with the said grantees, their heirs and assigns, that they are the owners in fee simple of said premises; that they are free from all incumbrances, except those above set forth, and that they will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, they have hereunto set their hands and seals this 10th day of April, 1972.

(SEAL) *Frank H. Brown* (SEAL)

(SEAL) *Alice O. Brown* (SEAL)

STATE OF OREGON, County of Klamath ss. April 11th 1972
Personally appeared the above named Frank H. Brown and Alice O. Brown, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.



Before me: *Donald V. Beane*

Notary Public for Oregon.
My commission expires 11-12-74

STATE OF OREGON,
County of KLAMATH ss.

I certify that the within instrument was received for record on the 11 day of APRIL, 1972, at 3:35 o'clock P.M., and recorded in book M. 72 on page 3805 Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE
By *Hazel D. Milne* County Clerk-Recorder
fee \$2.00 Deputy

Return
First Federal
2943 S. 6th
Klamath Falls, Oregon
97601