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WARRANTY DEED

28-2239
KNOW ALL MEN BY THESE PRESENTS, That RUTHERFORD KENNETH BROWN and ELEANOR M. BROWN, husband and wife, hereinafter called grantors, for the consideration hereinafter stated to the grantors paid by WILBER R. KEEN and BRENDA J. KEEN, husband and wife, hereinafter called the grantees, do hereby grant, bargain, sell and convey unto the grantees, as tenants by the entirety, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Beginning at an iron pin which lies on the Westerly right of way line of Summers Lane South 88°44' West a distance of 30 feet and South 1°08' East a distance of 69.5 feet from the iron axle which marks the quarter section corner common to Sections 10 and 11, Township 39 South, Range 9 East of the Willamette Meridian, and running thence: Continuing South 1°08' East along the Westerly right of way line of Summers Lane a distance of 75 feet to an iron pin which marks the Northeast corner of Landis Park; thence South 88°44' West along the North line of Landis Park a distance of 366.2 feet to an iron pin which lies on the Easterly right of way line of U.S.R.S. F-7 Lateral; thence North 1°26' West along the Easterly right of way line of F-7 Lateral a distance of 75 feet to an iron pin; thence North 88°44' East a distance of 366.6 feet more or less to the point of beginning, being in the Northeast Quarter of Southeast quarter of Section 10, Township 39 South, Range 9 East of the Willamette Meridian. (97)

To Have and to Hold the above described and granted premises unto the grantees, their heirs, successors and assigns forever.

Grantors hereby covenant to and with grantees, their heirs, successors and assigns, that they are lawfully seized in fee simple of the above granted premises, free from all encumbrances except those reservations, restrictions, rights of way of record and those apparent on the land, and that grantors will warrant and forever defend the above granted premises and every part and

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parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transaction is Fifteen Thousand Five Hundred --(\$15,500.00)--- Dollars.

IN WITNESS WHEREOF, the grantors have executed this instrument this 26th day of April, 1972.

Rutherford Kenneth Brown
Rutherford Kenneth Brown

Eleanor M. Brown
Eleanor M. Brown

STATE OF OREGON)
) ss:
County of Klamath)

Personally appeared the above named Rutherford Kenneth Brown and Eleanor M. Brown, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed this 26th day of April, 1972.

Elinor J. Hume
Notary Public for Oregon
My commission expires: 11-3-75

First Hall
20. Box 608
City
Warranty Deed
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STATE OF OREGON,
County of Klamath,
Filed for record at request of
TRANSAMERICA TITLE INS. CO
on this 27th day of APRIL A.D. 19 72
at 3:16 o'clock PM, and duly
recorded in Vol. 72 of DEEDS
Page 4498
By Wm D. MILNE, County Clerk
By Deputy Deputy
Fee \$4.00