

## -WARRANTY DEED-

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DANIEL G. BROWN and V. ELOUISE BROWN, husband and wife,  
Grantors, convey and warrant to JAMES M. TRUTTMAN Grantee, the  
following described real property, free from all encumbrances, ex-  
cept as specifically set forth herein:

PARCEL ONE: Lot 3, Block 3, WASHBURN PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, SAVING & EXCEPTING THEREFROM that portion thereof more particularly described as follows: Beginning at the Southwest corner of said Lot 3; thence South 89°25'10" East 126.76 feet along the North right of way line of Crosby Avenue to a point; thence North 00°04'50" East 254.17 feet to the North line of said Lot 3; thence North 89°56'30" West along said North line to the Northwest corner of said Lot 3; thence South along the West line of said Lot 3 to the point of beginning.

PARCEL TWO: A parcel of land in the Northwest 1/4 Southwest 1/4, Section 3, Township 39 South, Range 9 East of the Willamette Meridian, more particularly described as follows: Beginning at the Southeast corner of Lot 3, Block 3, WASHBURN PARK; thence North 00°14'05" East along the East line of said Lot, 259.76 feet to the Northeast corner thereof; thence South 89°56'30" East 60 feet to the West right of way line of the railroad spur; thence South 00°14'05" West along the railroad right of way line 260.31 feet to the North right of way line of Crosby Avenue; thence North 89°25'10" West along the North right of way line 60 feet to the point of beginning

## SUBJECT TO AND EXCEPTING:

(1) Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District; (2) Water and sewer use charges, if any, due to the City of Klamath Falls; (3) Easement dated October 24, 1978, recorded December 13, 1978, Volume M78, page 27904, Klamath County Microfilm Records in favor of Pacific Northwest Bell Telephone Company for electrical transmission and distribution lines; (5) Reservations and restrictions as shown on the Plat and in the Dedication of Washburn Park, Tract 1080; (6) Building set back lines along the Southerly 10 feet as shown on the recorded plat; (7) Reservations, restrictions, easements and rights of way of record and those apparent upon the land.

The true and actual consideration for this transfer is One Hundred Fifty Thousand and No/100ths (\$150,000.00) DOLLARS.

Until a change is requested, all tax statements shall be mailed to Grantee at: \_\_\_\_\_

DATED this 15th day of May, 1981.

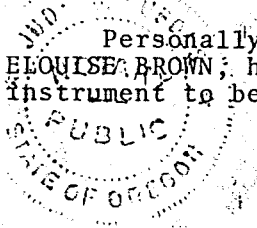
Daniel G. Brown  
V. Eloise Brown

**WILLIAM P. BRANDSNESS**  
A PROFESSIONAL CORPORATION  
ATTORNEY AT LAW  
411 PINE STREET  
KLAMATH FALLS, OREGON 97601

STATE OF OREGON )  
 )  
 County of Klamath )

ss. May 15, 1981.

Personally appeared the above-named DANIEL G. BROWN and V. ELQUISE BROWN; husband and wife, and acknowledged the foregoing instrument to be their voluntary act. Before me:



Judy B. Pugh  
 Notary Public for Oregon  
 My Commission expires: 8-23-81

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record . Transamerica Title Co.

this 17th day of December A.D. 1982 at 10:48 clock A.M., and

duly recorded in Vol. M82 of Deeds on Page 18026

EVELYN BIEHN, County Clerk  
 By Bernetha D. Letcher

Fee \$8.00

Return to: TA

**WILLIAM P. BRANDSNESS**  
 A PROFESSIONAL CORPORATION  
 ATTORNEY AT LAW  
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 KLAMATH FALLS, OREGON 97601

2. WARRANTY DEED