

CK

65263

K-38898
WARRANTY DEED

Vol. 1480 Page 15396

KNOW ALL MEN BY THESE PRESENTS, That

ISABEL H. CLAUSON and CAROL FOSTER

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

LARRY D. BROWN

the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

*00 AUG 26 PM 3 38

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

and that 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 29,900.00

① However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). ② (The sentence between the symbols ①, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 22nd day of August, 1986; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

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.

Isabel H. Clauson
ISABEL H. CLAUSON

CAROL FOSTER Carol Foster

STATE OF OREGON,)
County of Klamath) ss.
August 22, 19 86.

STATE OF OREGON, County of) ss.
19

Personally appeared and who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of

Personally appeared the above named
Isabel H. Clauson

and acknowledged the foregoing instrument to be voluntary act and deed.

and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

(OFFICIAL SEAL)

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 8/27/87

Notary Public for Oregon

My commission expires: SACRAMENTO COUNTY (If executed by a corporation, affix corporate seal)

My Commission Expires January 5, 1988

STATE OF OREGON,

County of) ss.

I certify that the within instrument was received for record on the day of 19, at o'clock M., and recorded in book/reel/volume No. on page or as fee/file/instrument/microfilm/reception No. Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By Deputy

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

KOTC

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

15397

DESCRIPTION OF PROPERTY

All the following described real property situated in Klamath County, Oregon:

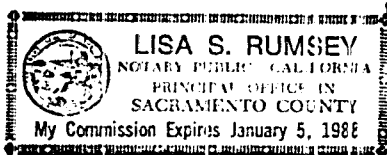
A parcel of land situate in the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, described as follows:

Beginning at a point on the East line of said SW $\frac{1}{4}$ SW $\frac{1}{4}$ which bears South 0°18' East a distance of 572 feet from the Northeast corner of said SW $\frac{1}{4}$ SW $\frac{1}{4}$; thence South 89°42' West a distance of 200.0 feet; thence South 0°18' East a distance of 185.24 feet to the true point of beginning; thence continuing South 0°18' East a distance of 215.00 feet to a point which bears North 0°18' West a distance of 130.0 feet from the Southwest corner of tract described as Parcel 1 in Deed Volume M68 page 6547, Deed records of Klamath County, Oregon; thence North 89°42' East a distance of 175.0 feet to a point; thence North 0°18' West to the Northwest corner of parcel described in deed from Richard Clauson, et ux, to Chester R. Robertson, et ux., recorded in Volume M69 page 7366, Deed Records of Klamath County, Oregon; thence East along the North line of last described parcel a distance of 25.0 feet to the East line of said SW $\frac{1}{4}$ SW $\frac{1}{4}$; thence North 0°18' West along said East line to a point which is North 89°42' East from the point of beginning; thence South 89°42' West to the point of beginning.

SUBJECT TO: Taxes for 1986-87 which are now a lien but not yet payable; conditions, restrictions, easements and rights of way of record and those apparent upon the land.

State of California)
) ss. On this 25th day of August in the year 1986
County of Sacto) before me, Lisa S. Rumsey
the undersigned Notary Public, State of California, duly commissioned and sworn, personally appeared Carol Foster

() personally known to me. (x) proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is subscribed to this instrument and acknowledged that she executed it.

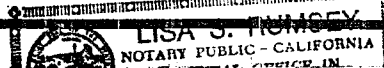


Lisa S. Rumsey

Notary Public, State of California

Acknowledgment, General

GS 134 Rev 4-83



Tax Statements to:
Return to:

Larry D. Brown
13190 Hwy 140 E.
Klamath Falls, OR 97603

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of August A.D., 19 36 at 3:38 o'clock P M., and duly recorded in Vol. M86 day of Deeds on Page 15396.

FEE \$14.00

Evelyn Biehn, County Clerk
By *[Signature]*