

73040

INSTRUMENT RECORDED MAIL TO:

Vol. M87 Page 16296  
STATE OF OREGON

County of Klamath ss.

I certify that the within instrument was received for record on the 8th day of September, 19 87, at 2:29 o'clock P.M. and recorded in book M87 on page 16296 or as filing fee number 79040, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn,

Klamath County Clerk Title

By Sam Smith Deputy

(Don't use this space; reserved for recording label in counties where used.)

MAIL TAX STATEMENTS TO:

ROBERT C. BROWN and  
KAREN V. BROWN  
16 Hunting Ridge Place  
Chappaqua, New York 10514

BLB

Fee: \$10.00

## WARRANTY DEED

CECIL BROWN, surviving spouse of Louise Brown,

GRANTOR, conveys and warrants to ROBERT C. BROWN and KAREN V. BROWN, husband and wife,

GRANTEE, the following described real property situate in Klamath County, Oregon, free of encumbrances except as specifically set forth below:

A parcel of land situate in the N $\frac{1}{2}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, and more particularly described as follows:

Beginning at a point marked by an iron pin driven in the ground in the center line of a 60 ft. roadway, from which the section corner common to section 2, 3, 10 and 11, Twp. 39 South, Range 9 East of the Willamette Meridian, bears South 89°44 $\frac{1}{2}$ ' West along the center line of said roadway, 879.4 feet to a point in the West boundary of said Section 11, and North 0°13 $\frac{1}{2}$ ' West along the section line 1662.5 ft.; thence running North 89°44 $\frac{1}{2}$ ' East along the center line of above mentioned roadway, a distance of 135.0 ft.; thence North 0°7' West, 331.75 ft., more or less, to a point on the Northerly boundary of said N $\frac{1}{2}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$  of said Section 11; thence South 89°47' West along said boundary line 135.0 feet; thence South 0°7' East, 331.85 feet, more or less, to the point of beginning, subject, however, to an easement for one-half of the right of way of above mentioned 60 foot roadway.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 62,500.00 . However, the actual consideration consists of or includes other property or value given or promised which is [part of the] [the whole] consideration. Contract of sale with deferred balance of \$62,500 payable in monthly installments of \$502.89 including 9% interest on declining balances. In construing this deed and where the context so requires, the singular includes the plural.

Dated this 30 day of May, 19 81.

Cecil Brown  
Cecil Brown

STATE OF OREGON, County of KLAMATH ) ss. May 30, 19 81  
Personally appeared the above named CECIL BROWN

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

Before me: Edo Gilbert  
Notary Public for Oregon  
My commission expires 6/1/81

MAIL TAX STATEMENTS AS DIRECTED ABOVE

GIACOMINI, JONES & ASSOCIATES  
ATTORNEYS AT LAW  
A PROFESSIONAL CORPORATION  
635 MAIN STREET  
KLAMATH FALLS, OREGON 97601  
Telephone: 503/884-7723

(Official Seal)

NOTARY PUBLIC

STATE OF OREGON

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