MODNIAIN THUES COMPANY 99098 SUSS MTC-21264K W KNOW ALL MEN BY THESE PRESENTS, That WARRANTY DEED KNOW ALL MEN BY INESE FRESEIVIS, Inc. LOYAL E. NETH and HELEN M. NETH, husband and wife

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hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JAMES M. BROWN and JEAN BROWN, husband and wife

the grantee, does hereby grant, bargain, sell and convey unto the said grantee and and grantee's heirs, successors and the grantee, all solves nereby grant, bargain, sen and convey unto the sata grantee and and grantees neurs, successors and assigns, the certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or apper-taining, situated in the County of <u>Klamath</u> and State of Oregon, described as follows, to-wit: Lot 14 in Block 1 of KELENE GARDENS according to the official plat thereof on file Klamath County Tax Account #3909-015AA-01400.

"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 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 And said granter nerecy covenants to and with said grantee and grantees neurs, successors and assigns, ind is lawfully seized in fee simple and the above granted premises, free from all encumbrances except all those of record and those apparent upon the land, if any, as of the date of this deed grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all parcens whomsoever, arcent these claiming under the above described anoumbrances 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 \$ 49,900.00 In construing this deed and where the context so requires, the singular includes the plural and all grammatical In construing this area and where the context so requires, the singular includes the plural and all s 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 1444 day of <u>April</u>, 1 In witness whereof, the granior has executed this instrument this 1770 and of \_\_\_\_\_\_ and of \_\_\_\_\_\_, 19\_09\_; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by LOYAL E. NETH STATE OF OREGON, County of Klamath HELEN M. NETH OF OREGON, County of Beth STATE April 19 89 Personally appeared the above named Personally appeared \_) ss. LOYAL E. CNETH and HELEN M. NETH

each for himself and not one for the other, did say that the former is the and president and that the latter is the \_ secretary of \_

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 Before me:

Notary Public for Oregon My commission expires:

MNCE RESERVED

FOR

RECORDER'S USE

(OFFICIAL SEAL)

Recording Officer

STATE OF OREGON,

County of Klamath SS. I certify that the within instrument was received for record on the 14th day of \_\_\_\_\_April\_\_\_ ar 3:16 oclock P.M., and recorded in book <u>M89</u> on page 6389 file/reel number 99098 \_ or as Record of Deeds of said county. Witness my hand and seal of County affixed.

<u>Evelyn Biehn, County Clerk</u>

By Quiere Muscindiase Deputy Fee \$8.00

MOUNTAIN NUMBER COMPANY

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(OFFICIAL

P.O. Box 396

3823 Kelley Drive

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SEAL)

Until a change is req-

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LOYAL E. NETH and HELEN M.

Malin, OR 97632 GRANIOR'S NAME AND ADDRESS

JAMES M. BROWN and JEAN BROWN

SU22 ACLIEV Klamath Falls, OR 97603 GRANTERS SAME AND ADDRESS

Notary Public for Oregon

NAME, ADDRESS, ZIP

ent in the following address

My commission expires: 11/16

NETH

Befor

and acknowledged the foregoing instrument

voluntary act and deed.