

#01033580  
WARRANTY DEED

AFTER RECORDING RETURN TO:  
HENRY C. LOUDERBOUGH  
CAROL FELLOWS LOUDERBOUGH  
308 West 2nd Avenue  
Cheyenne, Wyoming 82001

UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVE

DANIEL G. BROWN and ELOUISE BROWN, husband and wife hereinafter  
called GRANTOR(S), convey(s) to HENRY C. LOUDERBOUGH and CAROL  
FELLOWS LOUDERBOUGH, husband and wife hereinafter called  
GRANTEE(S), all that real property situated in the County of  
Klamath, State of Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY  
THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH HEREIN.

"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."

and covenant(s) that grantor is the owner of the above described  
property free of all encumbrances except: 1) Taxes for the  
fiscal year 1989-'90, a lien not yet payable. 2) Regulations,  
including levies, liens and utility assessments of City of  
Klamath Falls. 3) Conditions and restrictions as shown on the  
recorded plat of Lynnewood. 4) Conditions and restrictions as  
shown on the recorded plat of Traxt 1173, a subdivision of Lot  
1, Block 10, Lynnewood. 5) Easement as reserved in Deed recorded  
June 22, 1972 in Book M72, page 6729. 6) Declaration of  
Conditions and Restrictions recorded July 20, 1973 in Book M-73,  
page 9383, and amended by instrument recorded June 9, 1976 in  
Book M-76, page 8487, and amended by instrument recorded in Book  
M77, page 17035.

and will warrant and defend the same against all persons who may  
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is  
\$197,500.00.

In construing this deed and where the context so requires, the  
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument  
this 3rd day of August, 1989.

Daniel G. Brown  
DANIEL G. BROWN

Eloise Brown  
ELOUISE BROWN

STATE OF OREGON, County of Klamath)ss.

August 14, 1989.

Personally appeared the above named DANIEL G. BROWN and ELOUISE  
BROWN and acknowledged the foregoing instrument to be their  
voluntary act and deed.

Before me: W. J. Aldington  
Notary Public for Oregon  
My Commission Expires 3-22-93

'89 AUG 14 PM 3 39

## EXHIBIT "A"

## PARCEL 1:

Lot 2, Tract 1173, being a subdivision of Lot 1, Block 10, LYNNEWOOD, in the County of Klamath, State of Oregon.

CODE 1 MAP 3808-25DA TL 4900

## PARCEL 2:

A parcel of land, being a portion of Lot 7, Tract 1173, being a subdivision of Lot 1, Block 10, LYNNEWOOD, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at the pin which marks the Northeast corner of Lot 2, Tract 1173; thence Westerly 16 feet more or less along the Northerly lot line of said Lot to a point which is 16 feet Southwesterly and parallel to lot line running between Lots 7 and 8 to the true point of beginning; thence Northwesterly 14 feet along a line which is 16 feet Southwesterly and parallel to lot line running between Lots 7 and 8 to a point; thence in a Southwesterly direction to the Northwest corner of aforesaid Lot 2; thence Easterly along the Northerly lot line of said Lot 2 to the true point of beginning.

CODE 1 MAP 3808-25DA TL 4500

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 14th day  
of Aug. A.D., 19 89, at 3:39 o'clock P.M., and duly recorded in Vol. M89,  
of Deeds on Page 15028.

Evelyn Biehn - County Clerk

By Pauline Mulholland

FEE

\$13.00