

Aspen

TITLE & ESCROW, INC.
WARRANTY DEED (INDIVIDUAL)

ERIC RICHARD BROWN and DEBRA ANN BROWN, husband and wife

convey(s) to E. RONALD ISAKSONall that real property situated in the
County of Klamath, State of Oregon, described as:Lot 12, Block 9, FIRST ADDITION CYPRESS VILLA, in the County of
Klamath, State of Oregon.

SUBJECT TO:

1. Conditions, Restrictions as shown on the recorded plat of First Addition Cypress Villa.
2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.
3. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District, and as per Ordinance No. 29, recorded May 24, 1983 in Book M-83 at Page 8062 and as per Ordinance No. 30, recorded May 30, 1986 in Book M-86 at Page 9346 and as per Ordinance No. 31, recorded January 6, 1988 in Book M-88 at Page 207.

"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."

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER 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

See above

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 \$ 63,750.00. *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)* (Delete between symbols; if not applicable. See ORS 93.030)

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 9th day of November, 19 89.

Eric Richard Brown
Debra Ann Brown

STATE OF OREGON, County of Klamath ss.11-919 89

Personally appeared the above named

DEBRA ANN BROWNERIC RICHARD BROWN andinstrument to be THEIR voluntary act and deed.

Before me:

Orville Chandler
Notary Public for Oregon
My Commission Expires: 7-6-90

Eric Richard + Debra Ann Brown1847 NE 13thMed, OR 97760

(GRANTOR'S NAME AND ADDRESS)

E. Ronald Isakson4437 Hubbard Dr.Klamath Falls OR 97603

(GRANTEE'S NAME AND ADDRESS)

For recording return to:

Klamath Joint Federal Ct1540 Main St.Klamath Falls OR 97601

(NAME, ADDRESS, ZIP)

Usual changes to request all tax statements shall be sent to the following address:

Same as above

(NAME, ADDRESS, ZIP)

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 9th day of Nov., 1989, at 3:46 o'clock P.M. and recorded in book/reel/volume No. M89 on page 21755 or as document/fee/file/instrument/microfilm No. 7704, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By Orville Chandler Deputy

Fee \$8.00