

KNOW ALL MEN BY THESE PRESENTS, That DONALD L. EBSEN & LILLIAN K. EBSEN

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DAVID R. BROWN & SANDRA M. BROWN, husband and wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and and grantee's heirs, successors and assigns, the certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Clatsop and State of Oregon, described as follows, to-wit:

Tract No. 9 and the South 32 feet of Lot 10, SUNSHINE TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No.: 4110-1CD-730

"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."

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 and the above granted premises, free from all encumbrances EXCEPT those of record and 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 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 \$ 20,500.00

[illegible]

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 December, 19 89; if a corporate grantor, it has caused it to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

Donald L.

Lilla & John

Lillian K. Ebsen
STATE OF OREGON, County of _____) ss.

Personnally 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 _____

_____ a corporation, 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:

Notary Public for Oregon
My commission expires:

(OFFICIAL
SEAL)

Before me: James J. [Signature]
(OFFICIAL EMILIA J. SENCEL
SEAL) NOTARY PUBLIC Oregon
My commission expires: 8-1-90
My Commission Expires

DONALD J. EBSEN & LILLIAN K. EBSEN
 3820 S. Durivant
 Klamath Falls, OR 97603

DAVID R. BROWN & SANDRA M. BROWN
PO Box 164
Merrill, OR 97633

DAVID R. BROWN & SANDRA M. BROWN
PO Box 64
Merrill OR 97633

DAVID R. BROWN & SANDRA M. BROWN
PO Box 764
Merri, IL OR 97633

STATE OF OREGON,

County of Klamath
I certify that the within instrument was
received for record on the 22nd
day of Dec., 19 89
at 3:40 o'clock PM. and recorded
in book M89 on page 24781 or as
file/reel number 9399

Record of Deeds of said county.
Witness my hand and seal of County
affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Catherine Mulendore Deputy

3Ee \$8.00