



K-42074

STATUTORY WARRANTY DEED
(Individual or Corporation)

KENNETH E. BRIGHAM AND MARTHA CHARLENE BRIGHAM

Grantor,

conveys and warrants to CHRISTINE M. JOHNSON AND GARY R. GRAHAM, as tenants in common
the following described real property in the County of KLAMATH and State of Oregon. Grantee.

SE $\frac{1}{4}$ SW $\frac{1}{4}$, SW $\frac{1}{4}$ SE $\frac{1}{4}$, NW $\frac{1}{4}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$, W $\frac{1}{2}$ W $\frac{1}{2}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$, and W $\frac{1}{2}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$, EXCEPTING THEREFROM the E $\frac{1}{2}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$, AND FURTHER EXCEPTING, a parcel of land situated in the SE $\frac{1}{4}$ SW $\frac{1}{4}$, more particularly described as follows: Beginning at a 5/8" iron rod on the South line of said Section 20, said point being South 89°40'08" West along said South line a distance of 686.13 feet from the $\frac{1}{2}$ corner common to Sections 20 and 29; thence continuing South 89°40'08" West a distance of 631.84 feet to a 5/8" iron rod at the West 1/16 Corner common to Sections 20 and 29; thence North 00°10'04" East, along the West line of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 20, a distance of 1380.10 feet to the SW 1/16 corner of Section 20; thence North 89°52'56" East along the North line of the SE $\frac{1}{4}$ OF THE SW $\frac{1}{4}$ of Section 20, a distance of 631.82 feet to a 5/8" iron rod; thence South 00°10'04" West a distance of 1377.75 feet to the point of beginning. EXCEPTING THEREFROM, any portion lying within the Miller Island Road right of way. Together with an easement for irrigation and drainage purposes in the most southerly 60 feet of the E $\frac{1}{2}$ of the SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 20, Township 39 South, Range 9 East of the Willamette.

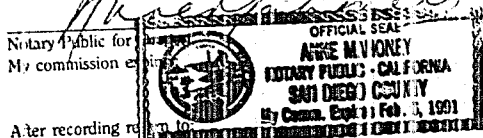
All situate in Section 20, Township 39 South, Range 9 East of the Willamette Meridian.

This property is free of liens and encumbrances EXCEPT:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF

The true consideration for this conveyance is \$ 80,000.00 (Here comply with the requirements of ORS 93.030*).

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 THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

DATED this 10th day of MARCH 19 90 If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.Kenneth E. Brigham
KENNETH E. BRIGHAMMartcha Charlene Brigham
MARTHA CHARLENE BRIGHAMCALIFORNIA
STATE OF ~~OREGON~~ County of SAN DIEGO ss.
The foregoing instrument was acknowledged before me
this 10th day of MARCH 1990
by KENNETH E. BRIGHAM AND
MARTHA CHARLENE BRIGHAMCORPORATE ACKNOWLEDGEMENT
STATE OF OREGON, County of _____ ss.
The foregoing instrument was acknowledged before me
this _____ day of _____ 19 _____
by _____ and
by _____
of _____
a corporation, on behalf of the corporation.After recording return to
Christine Johnson & Gary Graham
707 Miller Island Rd.
Klamath Falls, Oregon 97603
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:

Same As Above

Notary Public for Oregon
My commission expires _____

THIS SPACE RESERVED FOR RECORDER'S USE

SUBJECT TO:

1. Reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.
2. Trust Deed, including the terms and provisions thereof, recorded in Volume M84 on page 4893, Records of Klamath County, Oregon, in favor of Mellon Financial Services Corporation, which Trust Deed Grantee herein does not agree to assume and pay according to the terms and conditions therein.
3. Financing Statement, including the terms and provisions thereof, recorded in Volume M84 on page 7458, records of Klamath County, Oregon, in favor of Wester Bank-Klamath Falls Branch.
4. Mortgage, including the terms and provisions thereof, recorded February 19, 1986 in Volume M86 on page 2973, records of Klamath County, Oregon, in favor of South Valley State Bank, which Mortgage Grantee herein does not agree to assume and pay according to the terms and condition therein.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co. the 23rd day
of March A.D., 1990 at 1:35 o'clock P.M., and duly recorded in Vol. M90
of Deeds on Page 5398.

FEE \$33.00

Evelyn Biehn County Clerk

By Pauline Mullins