



K-42229

STATUTORY WARRANTY DEED
(Individual or Corporation)

HAROLD E. BEAUBIEN AND LAURA M. BEAUBIEN

conveys and warrants to CECIL R. BROWN AND KATHLENE E. BROWN, husband and wife, Grantor,
the following described real property in the County of Klamath and State of Oregon.

The E½SE¼ of Section 4, Township 40 South, Range 9 East of the Willamette Meridian, EXCEPTING therefrom that portion of the SE¼SE¼ lying Westerly of the C-4-H Lateral, formerly E-5-3 Lateral; and FURTHER EXCEPTING a portion of property described as follows: Starting from the Section corner common to Sections 3, 4, 9 and 10, Township 40 South, Range 9 East of the Willamette Meridian, thence South 89°50'30" West 648.8 feet to the point of beginning, thence North 0°09'30" West 230.0 feet, thence South 89°50'30" West 247.3 feet, more or less, to a point on the East line of the Klamath Irrigation District right-of-way for the C-H-4 Lateral; thence along the East boundary of the Klamath Irrigation District Lateral South 11°49' East 235.0 feet; thence North 89°50'30" East 200.0 feet, more or less, to the point of beginning. LESS rights of way for roads, ditches and canals.

This property is free of liens and encumbrances, EXCEPT:

Reservations and restrictions of record, rights fo way, and easements of record and those apparently upon the land, contracts and/or liens for irrigation and/or drainage.

The true consideration for this conveyance is \$ 85,000.00 (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 30th day of July 19 90 If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.

Harold E. Beaubien
HAROLD E. BEAUBIEN

Laura M. Beaubien
LAURA M. BEAUBIEN

STATE OF OREGON, County of Klamath)ss.
The foregoing instrument was acknowledged before me
this 30th day of July 19 90
by Harold E. Beaubien
Laura M. Beaubien

CORPORATE 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.

Debra Buntingham
Notary Public for Oregon
My commission expires: 12-1992

Notary Public for Oregon

STATE OF OREGON, ss.
County of Klamath

After recording return to:
Mr. & Mrs. Cecil Brown
6651 Redding St.
Klamath Falls, Oregon 97603

Filed for record at request of:

Klamath County Title Co.
on this 30th day of July A.D., 19 90
at 3:15 o'clock P M. and duly recorded
in Vol. M90 of Deeds Page 15169
Evelyn Biehn
County Clerk
By Pauline Muelandse
Deputy.

Fee, \$28.00