

#01035639
WARRANTY DEED

AFTER RECORDING RETURN TO:
Mr. and Mrs. Brian H. Littleton
2752 Vine Ave
Klamath Falls, OR. 97601

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

ROBERT C. BROWN and KAREN V. BROWN, husband and wife,
hereinafter called GRANTOR(s), convey(s) to BRIAN H. LITTLETON
and DOROTHY M. LITTLETON, 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 1990-'91, a lien not yet payable. 2) Rights of the
public in and to any portion of the herein described premises
lying within the boundaries of roads or highways. 3) Easement
as disclosed by instrument recorded September 8, 1987 in Book
M-87, page 16296. 4) Rules, regulations and statutory powers of
Klamath Irrigation District and South Suburban Sanitary
District. 5) Reservations contained in deed recorded February
2, 1948 in Book 216, page 305, Deed Records of Klamath County,
Oregon..

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
\$52,500.00.

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 19th day of September, 1990.

Robert C. Brown
ROBERT C. BROWN

Karen V. Brown
KAREN V. BROWN

STATE OF CONNECTICUT, County of FAIRFIELD)ss.

On the 19th day of September, 1990,
personally appeared the above named ROBERT C. BROWN and KAREN
BROWN and acknowledged the foregoing instrument to be their
voluntary act and deed.

Before me, Dorothy M. Bauer
Notary Public for Connecticut
My Commission Expires: 3/31/94

DOROTHY M. BAUER
NOTARY PUBLIC
MY COMMISSION EXPIRES 3/31/94

CONTINUATION ON BACK

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1986

EXHIBIT "A"

A parcel of land situated in the N 1/2 SW 1/4 NW 1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point marked by an iron pin driven in the ground in the center line of a 60 foot roadway, from which the section corner common to sections 2, 3, 10 and 11, Township 39 South, Range 9 East of the Willamette Meridian, bears South 89 degrees 44 1/2' West along the center line of said roadway, 879.4 feet to a point in the West boundary of said Section 11, and North 0 degrees 13 1/2' West along the section line 1662.5 feet; thence running North 89 degrees 44 1/2' East along the center line of above mentioned roadway, a distance of 135.0 feet; thence North 0 degrees 7' West, 331.75 feet, more or less, to a point on the Northerly boundary of said N 1/2 SW 1/4 NW 1/4 of said Section 11; thence South 89 degrees 47' West along said boundary line 135.0 feet; thence South 0 degrees 07' East, 331.85 feet, more or less, to the point of beginning.

CODE 41 MAP 3909-1160 PL 600

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the _____ 1st day
of _____ A.D. 19 90 at 4:06 o'clock P.M., and duly recorded in Vol. M90
of _____ Deds on Page 19861
By Evelyn Biehn - County Clerk
By *Andrew Mueller*

FEE: \$33.00

