

02036411  
WARRANTY DEED

AFTER RECORDING RETURN TO:  
LONNIE G. MATHIS, JR.  
VICTORIA L. MATHIS

4871 Sue Dr.  
Klamath Falls, OR 97601

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

DANIEL G. BROWN AND V. ELOUISE BROWN, HUSBAND AND WIFE  
hereinafter called GRANTOR(S), convey(s) to LONNIE E. MATHIS,  
JR. AND VICTORIA L. MATHIS, HUSBAND AND WIFE hereinafter called  
GRANTEE(S), all that real property situated in the County of  
KLAMATH, State of Oregon, described as:

Lot 2, Block 2, Tract 1203, COUNTRY VILLAGE, in the County of  
Klamath, State of Oregon.

TAX ACCT. NO.: 007 - 3908-12A-300 key no. 697179

*Don*  
"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) Conditions,  
Restrictions as shown on the recorded plat of Tract 1203,  
COUNTRY VILLAGE. 2) Easement, including the terms and provisions  
thereof: For: Right of way for pole or tower lines; Granted  
to: The California Oregon Power Company, a California  
Corporation; Recorded on January 21, 1957 in Book 289 at page  
225, Affects: 225 Foot Wide Strip. 3) Declaration of  
Conditions and Restrictions, but omitting any restrictions based  
on race, color, religion or national origin appearing of  
record: Recorded on March 3, 1983 in Book M-83 at page 3079;  
Said Covenants, Conditions and Restrictions set forth above  
contain, among other things levies and assessments of Country  
Village Homeowners Association. 4) Trust Deed, including the  
terms and provisions thereof to secure the amount noted below  
and other amounts secured thereunder, if any: Grantor: Daniel  
G. Brown and V. Elouise Brown; Trustee: William L. Sisemore;  
Beneficiary: First Service Corporation of Southern Oregon;  
Dated March 14, 1986; Recorded on March 17, 1986 in Book M-86 at  
page 4480. THE GRANTEE HEREIN DOES NOT AGREE TO ASSUME THIS  
TRUST DEED, AND THE GRANTORS HEREIN AGREE TO HOLD GRANTEE  
HARMLESS THEREFROM.

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  
\$11,000.00.

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 6TH day of MAY, 1991.

Daniel G. Brown  
DANIEL G. BROWN

V. Elouise Brown  
V. ELOUISE BROWN

STATE OF OREGON, County of KLAMATH)ss.

September 4, 1991

Personally appeared the above named DANIEL G. BROWN AND V.  
Continued on next page

20187

64 OCT 4 AM 10 49

WARRANTY DEED  
PAGE 2

20188

ELOUISE BROWN and acknowledged the foregoing instrument to be  
their voluntary act and deed.

Barbara E. Sandra Handsaker  
Notary Public for OREGON  
My Commission Expires: 7/23/93  
STATE OF OREGON

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 4th day  
of Oct. A.D., 19 91 at 10:49 o'clock A.M., and duly recorded in Vol. M91  
of Deeds on Page 20187.

FEE \$33.00

Evelyn Biehn, County Clerk

By Sandra Handsaker

WILFE & ESCROW INC.

32252

30188