

OK

43007

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That
SUE ANN BROWN

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by SUE ANN BROWN, DONALD ALLEN BROWN, and STEPHEN LEE BROWN, with rights of survivorship, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:
PARCEL 1: All that portion of the SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 19 and the NW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 30, Township 39 South, Range 11 East of the Willamette Meridian, lying West of the West line of the Malin-Bonanza Road.

PARCEL 2: Beginning at the Southeast corner of the SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 19, Township 39 South, Range 11 East of the Willamette Meridian; thence West along the Section line 363 feet, more or less to the Easterly right of way line of the Bonanza-Malin County Road; thence Northerly and Northeasterly along said right of way line to its intersection with the East line of said SW $\frac{1}{4}$ SE $\frac{1}{4}$; thence South along the East line of said SW $\frac{1}{4}$ SE $\frac{1}{4}$ 1205 feet, more or less to the point of beginning, being a portion of the SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 19, Township 39 South, Range 11 East of the Willamette Meridian, lying East of the Bonanza-Malin County Road.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 of the above granted premises, free from all encumbrances except all those of record and those apparent upon the land as of the date of this deed

and that
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 \$ 1.00

~~However, the grantor hereby warrants that the above described premises are free from all encumbrances except those of record and those apparent upon the land as of the date of this deed.~~

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 2nd day of April, 1992;
if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

Sue Ann Brown
SUE ANN BROWN

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on April 2, 1992,
by SUE ANN BROWN

This instrument was acknowledged before me on _____, 19____,
by _____



Kristi L. Redd
Notary Public for Oregon
My commission expires 11/16/95

SUE ANN BROWN

GRANTOR'S NAME AND ADDRESS

SUE ANN BROWN et al
636 NW Riverside Dr.
Bend, OR 97701

GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instrument was received for record on the 2nd day of April, 1992 at 2:27 o'clock P.M., and recorded in book/reel/volume No. M92 on page 6983 or as fee/file/instrument/microfilm/reception No. 43007, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

By Racine M. Mink, Deputy

Fee \$30.00

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