MOUNTAIN TITLE COMPANY

46741 MTC#26466 KR

WARRANTY DEED

Vol. M92 Page 14050

KNOW ALL MEN BY THESE PRESENTS, That LESTER G. DUNN and CAROLYN M. DUNN, husband and wife *hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by* RICHARD E. BROWN and DEBBIE R. BROWN, husband and wife *, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, the 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:*

The E 1/2 NE 1/4 NE 1/4 of Section 20, lying South of the Sprague River Highway, in Township 36 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.

92 JUN 26 PM 11 28

"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."

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 and the above granted premises, free from all encumbrances except those of record and those apparent upon the land, if any, as 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 $ 62,200.00 ~~However, the actual consideration consists of or includes other property or value given or promised which is the part of the (indicate which) consideration (if any).~~

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 19th *day of* June *, 19* 92 *; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.*

Lester G. Dunn
LESTER G. DUNN

Carolyn M. Dunn
CAROLYN M. DUNN

STATE OF OREGON,
County of Klamath) *ss.*
June 19, 1992.

Personally appeared the above named LESTER G. DUNN and CAROLYN M. DUNN *and acknowledged the foregoing instrument to be* their *voluntary act and deed.*

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

OFFICIAL SEAL
KRISTI L. REDD
NOTARY PUBLIC - OREGON
COMMISSION NO. 010431
MY COMMISSION EXPIRES NOV. 16, 1995

STATE OF OREGON, County of _____) *ss.*
The foregoing instrument was acknowledged before me this _____ *, 19* ____ *, by* _____ *,* _____ *president, and by* _____ *,* _____ *secretary of* _____ *a* _____ *corporation, on behalf of the corporation.*

Notary Public for Oregon _____
My commission expires: *(SEAL)*

~~LESTER G. DUNN and CAROLYN M. DUNN~~
4223 Shasta Way
~~DLY, OR~~ Klamath Falls, OR 97603
GRANTOR'S NAME AND ADDRESS

RICHARD E. BROWN and DEBBIE R. BROWN
12293 LOCSLEY LN.
AUBURN, CA 95603
GRANTEE'S NAME AND ADDRESS

After recording, return to:
RICHARD E. BROWN and DEBBIE R. BROWN
12293 LOCSLEY LN.
AUBURN, CA 95603
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address
RICHARD E. BROWN and DEBBIE R. BROWN
12293 LOCSLEY LN.
AUBURN, CA 95603
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,
ss.
County of Klamath
I certify that the within instrument was received for record on the 26th *day of* June *, 19* 92 *, at* 11:28 *o'clock* A *M., and recorded in book* M92 *on page* 14050 *or as file/reel number* 46741 *, Record of Deeds of said county.*

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Deputy

Fee $30.00

Unofficial Copy

MOUNTAIN TITLE COMPANY