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22901 Vol.mg2Page

01038915 WARRANTY DEED

AFTER RECORDING RETURN TO: DONALD K. HELWIG CYNTHIA A HELWIG 4850 Wocus Klamath Falls Road-Space 46 OR 97601

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ESCROW, INC.

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

DANIEL G. BROWN AND ELOUISE BROWN, TRUSTEES OF THE DANIEL G. BROWN TRUST U.T.A.D. DECEMBER 20, 1990 AND ELOUISE BROWN AND DANIEL G. BROWN, TRUSTEES OF THE ELOUISE BROWN TRUST U.T.A.D. DECEMBER 20, 1990, hereinafter called GRANTOR(S), convey(s) to DONALD K. HELWIG and CYNTHIA A. HELWIG, husband and wife, hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

Lot 5 in Block 1, TRACT 1203, COUNTRY VILLAGE, in the County of Klamath, State of Oregon.

Code 7, Map 3908-12A0, Tax Lot 2000.

"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 GA, A.K.H. APPROVED USES."

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights, of way and easements of record, if any, and apparent upon the land,

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 \$11.500.00.

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 10th day of September, 1992.

THE DANIEL G. BROWN TRUST U.T.A.D. DECEMBER 20, 1990 Trown Trustie 10 anu BY: TRUSTEE BROWN, DANJEL G. Innon. [RUS] L olun BY: TRUSTEE ELOUISE BRAWN, nu DANIEL G. BROWN

STATE OF OREGON, County of Klamath)ss.

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My Commission Expires: March 22, 1993.

Before me:

Before me: <u>Marlen</u> Notary Public for Oregon

-0 r September 29, 1992, personally appeared DANIEL G. BROWN and ELOUISE BROWN, both for themselves and as Trustees of THE DANIEL G. BROWN , DOCH FOR THEMSELVES and as Trustees of THE DANIEL G. BROWN TRUST U.T.A.D. 12-20-90 and THE ELOUISE BROWN TRUST U.T.S.D. 12-20-90, and acknowledged the foregoing instrument to be their voluntary act and deed.

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STATE OF OREGON: COUNTY OF KLAMATH: ss.

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